



Mill Creek South Homeowners Association
 P.O. Box 1283 | Charlottesville, VA 22902 | www.millcreeksouth.org | board@millcreeksouth.org

Board Meeting Minutes

November 11, 2015

Call to Order:

The meeting was called to order by David Robinson, President, at the Lake Reynovia Clubhouse at 7:08 PM.

Present:

David Robinson, Steve Nelson, Jane Kamide, Adele Wood, Teresa Olson, Michael Wheelwright, and Carmen Trimble

Financial:

As of November 11th, the operational checking account balance was \$978.12; the reserve account balance was \$35,182.15. Warrants in Debt were filed for three properties; judgments were issued against all three. Dues have since been paid on two of the properties, leaving only one property with unpaid dues. Interest and collection expenses will be billed to these properties.

2016 Budget:

The board reviewed 2015 expenditures and projected needs for 2016. The following budget was adopted for 2016:

| Income | Amount |
|------------------------------|-----------------|
| 2015 Carryover | \$0 |
| 2016 Dues | \$19,495 |
| Total Operating Funds | \$19,495 |
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| Reserve Funds | \$35,185 |
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| Total HOA Funds | \$54,680 |
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| Expense | Amount |
|-------------------------|-----------------|
| Capital Improvements | \$0 |
| Maintenance | \$4500 |
| Mowing | \$3500 |
| Pond and Stream Valleys | \$150 |
| Tree Removal | \$1,000 |
| Insurance | \$1,650 |
| Utilities | \$300 |
| Office Expense | \$1,400 |
| Professional & Legal | \$6,000 |
| Licenses/fees | \$100 |
| Meetings/Socials/Events | \$600 |
| Bank Fees | \$125 |
| Total Expense | \$19,325 |

Grounds Report:

The grounds committee has been examining our watersheds and evaluating the placement of logs that slow the flow of water into the culverts. They have determined that the existing logs could be repositioned to more effectively control the erosion. By reusing the current logs and stakes, the expense for this project should be under \$400.

The new Dog-i-Pot has been installed on Stoney Creek Drive by the curve near the upper section of the road. This is a very busy spot near the dog path. Volunteers are needed to help keep the bags stocked in the Dog-i-Pot stations. The HOA provides the bags. If you are willing to help, please contact the office at office@millcreeksouth.org.

The fall punch list for our landscaper includes finishing the new entrance sign posts, trimming along the guardrails and intersections, and cleanup around the retention pond and spillways.

Architectural Review Committee Report:

The ARC has been reviewing the window, roof, and solar panel guidelines to ensure they take into consideration best practices regarding energy efficiency, construction techniques, and materials availability while still maintaining the character of our neighborhood.

A homeowner proposal to construct a shed on Homestead was approved. A previously approved garage project on Stoney Creek was put on hold while the owners explore the option of building a carport instead.

Bluebird Project:

Caitlin Walker, a local Senior Girl Scout, requested formal permission from the board to take on the bluebird project for her Gold Award, the highest award a Girl Scout can earn. The board unanimously endorsed her request.

Traffic Calming and Pedestrian Safety:

The board has been exploring traffic calming and pedestrian safety measures for the subdivision's roadways. David Robinson has been in discussion with Joel DeNunzio of VDOT and Gerald Getobu, Albemarle County traffic planner. Options for extending the sidewalk along Stoney Creek Drive for one mile range from a traditional sidewalk with a curb and gutter (estimated cost: \$3.2 million) to a concrete path (estimated cost: \$291,000). A free option being considered is removing the yellow lines along Stoney Creek Dr. Studies show that an absence of yellow lines naturally results in slower traffic and allows drivers to move away from pedestrians in a safer manner. Cost sharing programs and low cost loans for HOA capital projects may be available to help finance such a project.

The board voted to have the double yellow lines removed from the upper portion of Stoney Creek, per VDOT's recommendations. Additionally, if approved by VDOT, the board would like to have white edge lines installed along Stoney Creek Dr. The board will continue to research options to improve safety on our roadways. In the meantime, drivers are urged to slow down and be mindful of pedestrian and pet traffic, and pedestrians are encouraged to make themselves as visible as possible by wearing highly visible or reflective clothing and using flashlights.

Homeowner Complaint:

An informal complaint was received regarding lawn maintenance and items on a porch. As a courtesy, several board members looked at the property, but found no violation of any association covenants.

Homeowners are encouraged to communicate directly with their neighbors whenever a concern arises so that issues may be resolved amicably. Please do not leave anonymous or threatening notes, as this is inflammatory and often counterproductive. Homeowners are reminded that the board's enforcement power is limited to issues related to the HOA covenants. The board requests that any complaints be put in writing using the official Complaint Form, which can be found on our website at millcreeksouth.org. The covenants can be found there as well.

Community Update:

Rick Randolph was elected as Albemarle County Supervisor for our district. Jane Ditmar, our outgoing Supervisor, plans to run for Robert Hurt's congressional seat. The County's new Master Plan for our area was recently approved. It includes studying the feasibility of a new library center in our district, possibly located on land behind the Monticello Fire & Rescue building.

Adjournment:

The meeting was adjourned at 9:04 PM.

Next Meeting:

January 27, 2016, 7:00 PM, Monticello Fire & Rescue

Winter Safety Reminder:

Please remember to remove all vehicles from our roadways when snow is forecast. This will enable road crews to more effectively clear our streets and improve safety. Thanks!