



Mill Creek South Homeowners Association
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Board Meeting Minutes

July 15, 2015

Call to Order:

The meeting was called to order by David Robinson, President, at Brick & Mortar at 7:10 PM.

Present:

David Robinson, Michael Wheelwright, Tom Raney, Adele Wood, Mary Maldonado, Cheryl Atkinson, Brett Koehn, and Carmen Trimble

Financial:

As of July 1st, the operational checking account balance was \$10,894.23; the reserve account balance was \$35,176.23. Certified letters were sent to all homeowners with delinquent dues. Warrants in debt will be issued to the remaining six homeowners who have unpaid.

Grounds Report:

- Some of the large rock in the retention basin has washed downstream and needs replacing with larger rock.
- A number of trees near the intersection of Stoney Creek Dr. and Arrow Wood Dr. had become overgrown, hindering visibility and making the intersection dangerous. Finch Landscaping corrected this problem.
- Erosion on the hillside behind the Irwin residence has left the landscape fabric exposed and unsightly. Michael Wheelwright and David Robinson will get an estimate from Finch Landscaping to remove the landscape cloth.
- As per prior discussion, the board agreed to proceed with the installation of a bench on Stoney Creek Dr. near the intersection of Arrow Wood Dr. The four foot bench will be set on a concrete pad so the legs can be anchored down. Finch Landscaping will prepare the location. This will be a "mini park with a view."
- Brett Koehn suggested adding a sign to the Arrow Wood Dr. park entrance. The board agreed this was a good idea, as the location is not well marked. The chains across the blocking will be left down for now.
- The Mill Creek South entrance sign is being renovated to enhance its visibility. Plans call for the sign to be raised, repaired, repainted, and re-landscaped. A low stone wall will be added in front, and stone pillars will be added to each side. Two crepe myrtles will flank the sign. The estimated cost for this project is \$4,920.
- Helen Dupes submitted a suggestion for adding a bluebird trail and houses to encourage bluebird nesting. This idea was well received. If you would like to research this idea further, please contact Carmen Trimble at office@millcreeksouth.org.

Architectural Review Committee Report:

Teresa Olson expressed an interest in joining Steve Nelson, Tom Raney, and David Robinson on the Architectural Review Committee; Carmen Trimble will assist as well. Steve will try to obtain a copy of the original developer survey; Adele Wood will try to get copies of the original house brochures. These documents will be useful for evaluating homeowner proposals.

Avon Street Safe Routes to School Committee:

Adele Wood gave a quick update on the Avon Street Safe Routes to School Committee. The County is seeking volunteers to the Citizens Advisory Committee. Talk has resumed regarding the placement of convenience centers next to fire stations.

Photos:

We would like to add photos from Mill Creek South to our website. If you have any to share, please forward them to office@millcreeksouth.org.

Adjournment:

The meeting was adjourned at 9:00 PM.