



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

Board Meeting Minutes

September 17, 2014

Call to Order:

The meeting was called to order by David Robinson, President, at Pizza Bella at 7:10 PM.

Present:

David Robinson, Dave Segars, Doug Maldonado, Michael Wheelwright, Adele Wood, Natalie Somer, Paul Ferrer, May Alice Bond, and Carmen Trimble

Financial:

As of September 17th, the operational checking account balance is \$4,073.22; the reserve account balance is \$35,161.64. Dues are outstanding on about 10 properties. Collection efforts will continue.

Grounds Report:

Michael Wheelwright reported that several rotted trees were removed from the common areas. Two crepe myrtles will be added near the entrance sign in the near future. The wooden benches in the play area were vandalized and destroyed. Although they were worn, they were not worn out. It was recommended that any future replacements be aluminum. Michael also noted that he often encounters beer cans littering the play area.

Architectural Review Committee Report:

The ARC has received information from LEAP (Local Energy Alliance Program) regarding best practices for solar panel installations and is drafting guidelines for the future. Issues to consider include functionality, practicality, and aesthetics. At present, any request for a solar panel installation will proceed through the normal review process, but it ultimately will have to be approved by the board since no formal guidelines exist. A request for a solar panel installation is currently under review by the ARC.

The ARC is operating with a temporary Chairperson and a new Chair is needed as soon as possible. If you are interested in serving your community in this capacity, please contact the Board at board@millcreeksouth.org. Paul Ferrer will review our bylaws, covenants, and relevant Virginia statutes to determine the proper procedure for appointing a new Chair quickly.

Election:

Beginning next year, a proxy form for elections will be sent to all homeowners so votes can be cast without being present if necessary. We will put a calendar on the website to help time the necessary election announcements, ballot, proxy voting, etc. Paul Ferrer will help us develop a proper proxy form and create an appropriate timeline.

Smoke Detector Initiative:

On September 6th, over 30 Mill Creek South homes received fire safety inspections by Albemarle County Fire and Rescue. We apologize to any homeowners who were missed or experienced communication breakdowns. Fire and Rescue will continue to offer these free fire safety inspections and free smoke detector replacements to any Mill Creek South home by individual appointment. To schedule an appointment, please call 296-5833 use their online request form at <http://www.albemarle.org/upload/images/webapps/fire/>.

FaceBook Group:

Mill Creek South resident Jolinda Fisher has created a new FaceBook group for the neighborhood. This is a closed group meant for Mill Creek South use only to enhance communication among neighbors. A link is available on our website or it can be accessed at <https://www.facebook.com/groups/276318655910079/>.

Covenant Review Committee:

A committee is being formed to review the Mill Creek South HOA Covenants. One goal is to review restrictions regarding the use of "For Sale" and "For Rent" signs. Our covenants are legally binding and any changes would have to be approved by a majority of our homeowners. Please contact the office at office@millcreeksouth.org if you would like to help with this important review.

Complaint Policy:

The Board is reviewing our HOA Complaint Policy to ensure that it complies with all applicable Department of Professional and Occupational Regulation guidelines and Virginia Statutes. Paul Ferrer is assisting with this review.

Safety Reminder to Runners and Walkers:

Runners and walkers in our community are urged to wear reflective clothing after dark and to carry a flashlight. Please be courteous by keeping your light beam low so as not to blind oncoming drivers.

Communication Concern:

Mary Alice Bond expressed concerns about communication between the Board and homeowners, especially in regard to major expenditures such as the new sidewalk and policy changes such as raising the dues. All homeowners are invited to attend the Board meetings and participate in the discussions and are encouraged to share concerns directly with any board member. Meeting minutes are distributed in hard copy to every home in Mill Creek South, mailed to absentee homeowners, and posted on the website, so information about any action or expenditure by the Board should be available to every homeowner. If you are not receiving information, please contact the office at office@millcreeksouth.org so we can rectify that issue.

Dues Increase:

At the July 2014 meeting, the Board voted to raise HOA dues 10% beginning January 1, 2015. Improved lots will increase to \$93.50 per year; unimproved lots will increase to \$23.38. The last dues increase was in 2008. We would like to continue making improvements to the neighborhood for safety, community building, and smooth operations. We continue to hold money in a reserve fund for the dam project. It is anticipated that the State will take over dam maintenance in the future, but until then, the reserve fund is needed as a safety net against possible dam expenses. Possible future community improvements suggested by homeowners include a pavilion, a dog park, a swing set, a community garden, and more. In addition, some residents encourage the use of funds for events that promote community spirit by bringing folks together. By raising dues, we ensure that operational funds stay ahead of rising costs and that funds are available for us to potentially implement some neighborhood improvements. Some have argued that block parties build community and therefore there is no need to spend funds on community events. The counter to that thought is that the larger events bring the whole neighborhood together, not just the neighbors on a single block. Please let your voice be heard by contacting Board members with your concerns about the use of community funds.

Trash Removal:

It was brought to the Board's attention that neighboring communities might be paying less for trash removal services. Carmen Trimble contacted Dixon Trash to inquire about this. They said that neighborhoods in our area negotiated trash removal fees during the development process and confirmed that not all rates were the same. Dixon Trash indicated that they could lower the rate for Mill Creek South residents to \$58.50 per quarter if 80% of the homes in the neighborhood were contracted with them. After checking on contracts, it was determined that 32 additional homes will have to switch to Dixon. If you would like to consider switching providers, please contact Carmen at office@millcreeksouth.org.

Adjournment:

The meeting was adjourned at 8:40 PM.

Future Meetings:

Board Meeting, Wednesday, November 19, 2014

Submitted by Carmen Trimble