



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

Board Meeting Minutes

July 16, 2014

Call to Order:

The meeting was called to order by David Robinson, President, at the home of Dave and Kathy Segars at 7:15 PM.

Present:

David Robinson, Dave Segars, Mary Maldonado, Michael Wheelwright, Dan Burke, John Hermsmeier, Adele Wood, Brian Lewis, and Carmen Trimble

Board Members and Officers:

Dave Segars was voted in as the Treasurer and Secretary. David Robinson will continue as the President, Michael Wheelwright will continue as the Grounds Chair, and Mary Maldonado will serve in the At Large position. The position of Vice President is open, as is the ARC chair. Please contact the Board if you are willing to serve your community in either position. All Mill Creek South homeowners are welcome.

Financial:

Carmen Trimble, Office Manager, provided a synopsis of our financial state. The operational checking account balance is \$5,957.00; the reserve account balance is \$35,158.66. Currently, dues are unpaid for 24 homes; collection efforts will continue. It was determined that the capital expense of \$11,466.00 for the new sidewalk should be funded from the reserve account. Funds in this amount will be transferred to the operational account.

The Board adopted the following budget for 2014:

Income	Amount	Expense	Amount
2013 Carryover	\$10,812	Capital Improvements	\$11,466
2014 Dues	\$17,786	Maintenance	\$6,050
Total Operating Funds	\$28,598	Mowing	\$2,900
		Pond and Stream Valleys	\$330
Reserve Funds	\$35,157	Tree Removal	\$2,000
		Insurance	\$1,700
Total Funds	\$63,755	Utilities	\$375
		Office Expense	\$1,300
		Professional	\$5,000
		Meetings/Socials/Events	\$600
		Bank Fees	\$300
		Total Expense	\$32,021

Dues:

The last dues increase was in 2008. We would like to continue making improvements to the neighborhood for safety, community building, and smooth operations. 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.

Architectural Review Committee Report:

Dan Burke, acting ARC Chairman, reported that the ARC received and approved applications for a new fence, window replacements on a home, and two tree removals in June and July. A shed project is under review. A homeowner is

considering paving an area at the top of his drive adjacent to the street. The ARC will be reviewing existing guidelines, regulations, and precedent as this option is explored.

Although Dan intends to remain on the ARC, he is serving on a temporary basis as the chairman and respectfully requests that new leadership be found as quickly as possible. If you are interested in serving in this capacity, please contact the ARC at ARC@millcreeksouth.org.

Smoke Detector Initiative:

Albemarle County Fire and Rescue is offering free fire safety inspections and free smoke detector replacements for all Mill Creek South homes. This service will be offered on September 6th. Please contact the office at office@millcreeksouth.org if you wish to be included in this initiative, so that Fire and Rescue can be prepared with the proper manpower and supplies. Although the goal is to reach out to every home, first priority will be given to homes that have responded in advance. If you would like to be included but will not be available on the 6th, please let the office know so a private appointment can be scheduled.

Tree Preservation:

John Hermsmeier expressed concern that trees were being removed in violation of the Common Area Policy. Mill Creek South was created as a forested community. Trees are to be preserved on lots unless they are diseased or pose a safety issue. Policy regarding common areas is to allow reforestation to occur through the natural succession process. Please remember that approval is needed to remove trees greater than 3 inches in diameter on individual properties and is not allowed on trees in the Common Area.

Covenant Review Committee:

A committee is being formed to review the Mill Creek South HOA Covenants. The primary goals are to allow For Sale and For Rent signs, and to clean up language that favored the developer over individual homeowners. Please contact the office at office@millcreeksouth.org if you would like to help with this important review.

Best Practices for Energy Efficiency and Conservation:

The Mill Creek South HOA needs to review existing regulations and develop new guidelines regarding best practices for energy efficiency and conservation. New research, technological changes, and product improvements need to be taken into consideration. It is important that we address these concerns now, as many of our homes are over 20 years in age and may soon require major updates such as replacements to roofs and heating/cooling systems. As energy costs increase, homeowners will seek the most energy efficient options available. For example, current guidelines call for dark colored roofs, but lighter ones may be more efficient as they will reflect the sun. This is just one issue to review. As more homeowners consider adding solar options to their homes, guidelines should be in place. If you would like to assist with this review, please contact the Board at board@millcreeksouth.org or the ARC at ARC@millcreeksouth.org.

Contractor Recommendations:

We are in the process of updating our website, and one area that is lacking information is our vendor referral section. If you have any contractor or vendor recommendations to add to this list, please forward the information to office@millcreeksouth.org.

Adjournment:

The meeting was adjourned at 9:10 PM.

Future Meetings:

Board Meeting, Wednesday, September 17, 2014

Submitted by Carmen Trimble.