

Mill Creek South Homeowners Association

Minutes of the Board
Monthly Meeting
October 20, 2010
Cale Cafeteria



<http://www.millcreeksouth.org>

The meeting was called to order at 7:05 pm

Board Members present: Allison Scholl, President, Michael Goldman, Vice President, Jim Muehlberg, Treasurer, Mike Wheelwright, Maintenance, Dell Erwin, At Large, ARCC.
Home owners present: Mark Haefele, Karen Davenport, John Hermsmeir, John Erwin.

Issue 1: Approval of September's minutes Approved 5-0 vote

Issue 2: Sink hole about or near the Erwin's home; conversation focused directly on the location of the sink hole Erwins' property vs common area and whether further remedies are needed. The homeowners Association has tried to repair this erosion on two other occasions spending approximately \$ 4000.00. The current plan outlined is to hire a contractor at >\$4000.00 to fill the hole with larger stone.

Action: table this issue Vote 5-0 for.

Issue 3: Real Estate signs: The board agreed that we have no dominion over the VDOT's Right of way. That the covenants are clear that no signs are to be placed on the Homeowner's property; however, it was confirmed upon many years ago that a homeowner may attach a box to their mail post and place filers in it. The agents may place a sign in or on their cars directing potential buyers to the home for sale.

Action: Vote 5-0 for

Issue 4: Nest Egg:

How to spend the nest Egg:

- 1) E-mail captains for their input
- 2) Wait for a significant homeowners response
- 3) Allison wants clear communications between the board and homeowners

Action: Vote 5-0 for

Issue 5: Biscuit Run State Park

Action: None

Issue 6: Solicit and ask for a response over a two month period before voting on high ticket items. (ie. Benches, playground equipment, maintenance, etc). Then vote on the maintenance and improvements at the 3rd monthly meeting following the introduction of the proposal.

Action: Vote 5-0 for

Issue 7: Mail Boxes

Action: Tabled 5-0

Issue 8: Web Site Design: Jim Muelenberg believes he knows a web site designer who may help improve our website.

Action: The board approved 5-0 the initial investment of 35/hourx 6hours and a \$30.00/ monthly maintenance fee.

Issue 9: Motion to accept all reports as submitted:

Action: 4-1 for

Brian and Ronda; two hard working board members have resigned. The board and the HOA appreciated their efforts and time they worked toward improving Mill Creek South's environment and making our neighborhood a friendlier place to live. You will be missed.

The Homeowners association's board is looking for two individuals from different households to volunteer and jump on in with both feet. We're not sharks.

Motion to Adjourn at 8:30Pm

Action: 5-0 for

- 1) **IMPORTANT: The board is looking for someone who is familiar with QuickBooks who could review our account set-up to help us produce reports with more clarity. Also, there are openings for a Social Chair and a Secretary.**

Reminders:

- If you want to get e-mails about issues regarding the neighborhood, sign up on the website (<http://www.millcreeksouth.org/>). Your e-mail address is kept confidential.
- If you are selling your home and need a copy of the disclosure packet, contact Scott Walk (977-8827). The cost is \$25, payable to MCS HOA.
- **Please remember that the speed limit in the neighborhood is 25 MPH. Many residents (including children and people with dogs) bike and walk on our streets, so please be cautious.**
- All changes to your home exterior, including but not limited to sheds, windows, painting, mailbox replacements, tree removal and retaining walls need to be pre-approved by the ARC. Please contact Dell Erwin at 245-5891 for an application.
- The Board reminds homeowners that MCSHOA covenants prohibit all signs, including real estate, for sale, open house, political signs and any other notices in your yard or in windows.
- **The Board reminds homeowners that MCSHOA covenants require our yards be maintained in a presentable appearance and with no storage of materials/household items visible from the roadways.**
- **Mailbox repair/replacement is available for \$25/\$75, respectively, payable to the MCSHOA. Contact Scott Walk at 977-8827. Paint specifically for the mailboxes (Duron's Shore Beige) is FREE to all homeowners looking for the do-it-yourself method. Contact Dell Erwin at 245-5891.**
- HOA dues of \$85 are due before March 1st. Please remit early to avoid late fees and interest.

The next MCS HOA Meeting will be Wednesday, December 15 at 7PM at Cale Elementary School. All homeowners are encouraged to attend and provide input.

*****Note: there has been a rash of mailbox damage recently. Please contact the police and file a report if you are victimized. Contact Scott Walk @ 977-8827 for mailbox replacement.*****

Directors and ARCC and Mailbox Team: *=present

*Allison Scholl	President	293-8814	allison.scholl@comcast.net
*Michael Goldman	Vice President	977-6866	Seceax@aol.com
*Jim Muehlberg	Treasurer	293-3576	jim@muehlberg.org
*Michael Wheelwright	Grounds/Maintenance	296-6134	wogonjm@netzero.net
*Dell Erwin	At Large, ARCC	245-5891	dellerwin@gmail.com