

# Mill Creek South Homeowners Association

Minutes of the Board  
Monthly Meeting  
September 15, 2010  
Erwin Residence



<http://www.millcreeksouth.org>

*The meeting was called to order at 7:00 pm*

Board members in attendance: Allison Scholl, Michael Goldman, Ronda Rennick, Jim Muelberg, Dell Erwin  
Four additional residents in attendance: Mr. Erwin, and three others whose names went unrecorded.

- 1) Drainage and erosion issue on the Erwin property. After a review of the facts, history **and by request of the residents**, the Board voted to withdraw approval for any monies to be spent on resolving the erosion issue for the following reasons:
  - The erosion is on the residents' private property;
  - The resident does not want HOA's assistance in solving the issue.

The Board will review the issue upon receiving a report from Albemarle County or upon a material change in the status of the issue. In the meantime, the Board agreed to attempt to recruit and organize volunteers for a work-day on the property.

- 2) Board Members' Job Descriptions: Board members adopted the formal job descriptions as submitted with the following adjustments:
  - **Treasurer** – Check amount is to be less than \$2,000 unless there is a second signature and Board approval.
  - **Secretary** – the following duties are added to the Secretary duties:
    - A) Picks up mail from the PO Box and maintains records for licenses; disperses bills to Treasurer, and provides a copy of the bank statements to VP
    - B) Copies and mails Board meeting minutes to absentee home owners
    - C) Updates HOA Packets as needed
  - **Vice President** – the following duties are added to the VP job description:
    - A) Review bank statements prior to the Treasurer conducting the monthly reconciliation
    - B) Act as a temporary substitute of any officer unable to fulfill his or her duties due to an absence at a scheduled meeting or an unfilled post
- 3) Proposed community Improvements were discussed with no action taken except that the Board members agreed that a greater effort must be made to include residents in the evaluation and discussion.
  - a. Dell will present a plan on how to coordinate and evaluate mailbox replacements will be considered at the next regularly scheduled meeting.
  - b. Proposed Sail shades for the playground were discussed
  - c. Proposed replacement of the picnic table and the addition of benches in the playground and other common areas were discussed.
- 4) Signage restrictions were discussed and voted upon. The Board voted to amend the covenants to allow signage postings **ONLY** on Sundays. The amendment was made to help maintain the aesthetic quality of the community while assisting homeowners who are selling property to properly market open houses. Signs will continue to be removed on all other days except Sundays.

5) Reports:

- a. Treasurers' Report was approved with noted date changes. The Treasurer agreed to provide Balance Sheets and Profit and Loss Statements with dates that coincided with the calendar month for easier record-keeping and review by residents and Board members.
- b. ARC Report was submitted and approved.
- c. No landscape report was submitted as Mike was absent.

6) **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/\$100, 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.**

The next MCS HOA Meeting will be Wednesday, October 20th at 7PM at Cale Elementary School. All homeowners are encouraged to attend and provide input.

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
*Ronda Rennick	Social	760-1718	ronda_rennick@hotmail.com
Michael Wheelwright	Grounds/Maintenance	296-6134	wogonjm@netzero.net
Brian McCauley	Secretary	760-1718	mcaly_b@yahoo.com
Dell Erwin	At Large, ARCC	245-5891	dellerwin@gmail.com