



Mill Creek South Homeowners Association  
P.O. Box 1283 | Charlottesville, VA 22902 | [www.millcreeksouth.org](http://www.millcreeksouth.org) | [board@millcreeksouth.org](mailto:board@millcreeksouth.org)

## **ANNUAL MEETING OF THE HOMEOWNERS ASSOCIATION OF MILL CREEK SOUTH – MARCH 20TH, 2013**

The meeting was held at Cale Elementary School. Called to order at 7:20pm

**Board Present:** David Robinson, Dave Segars, Dell Erwin, Mike Wheelwright, Doug Maldonado, John Hermsmeier, and Carolyn Wicker

**Neighbors Present:** Twenty homeowners present including Krista McMullen (Office Manager)

**Election:** David Robinson, Dell Erwin, and Michael Wheelwright's positions on the Board at Mill Creek South were up for re-election. Ballots were handed out at the meeting and were also available by email. The results of the election were as follows:

David Robinson 20

Dell Erwin 18

Michael Wheelwright 20

Tiffany Reagan 3 (Write-in)

Paul Ferrer 2 (Write-in)

Neighbor Tiffany Reagan expressed a desire to be more involved in the neighborhood and has volunteered to be co-chair of the social committee with Krista McMullen. This is a non-director/voting position.

### **Events:**

**Easter Egg Hunt:** Our annual Easter Egg Hunt will take place on Saturday, March 30th, the day before Easter, from 10:30am to 12:00pm at the playground. We will have an egg hunt, prizes, games, and Starbucks and Spudnuts.

**Other Event Suggestions:** Neighbors present requested that new events be created that do not cost much money and/or are geared towards residents without small children. Ideas suggested were a bike parade, a Memorial Day potluck picnic, a 6am walking group, a meet and greet run, an ice cream social, and a celebration of the National Night Out in August. If you have any other ideas or suggestions please email [office@millcreeksouth.org](mailto:office@millcreeksouth.org).

### **Grounds:**

**Pavilion** – The Board is looking for ideas to use funds for neighborhood improvement. Ideas mentioned so far are building a pavilion that could be used for movies, bands, and picnics; a frisbee park; a mini-soccer field; a basketball court; bridges/entrances to the state park that will be built in the next 10 years next to us; and a wildflower and/or community garden. Any other ideas can be emailed to [office@millcreeksouth.org](mailto:office@millcreeksouth.org). There will be a poll for homeowners to provide their feedback and ideas.

### **Board-Wide Discussion:**

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The Bylaws and Covenants – There are questions about how to interpret the Bylaws and Covenants. Two lawyers have looked at this and a third may be consulted to get a clearer answer about what authority the Board has. The Bylaws and Covenants can be changed with a 2/3 vote of the homeowners. The ARC requirements that have been approved the Board of officials elected by homeowners has been guiding this issue. The majority of the neighbors present raised their hands to support paying for a 3<sup>rd</sup> legal opinion to give us more clarity. The neighborhood and Board would like to know if 1) The mailbox is legally covered as part of the property that needs to be maintained and 2) If we want mailboxes to be considered part of a homeowner's property that needs to be kept in good condition. A poll for homeowners will be taken by email, fliers, and the Mill Creek South website to cover everyone.

**Architectural Review Committee:**

New Members – Two additional homeowners are willing to join the committee, and one may become chair. The ARC now consists of Dell Erwin, Steve Nelson, Natalie Somer, and Dan Burke. More information about the ARC can be found at <http://millcreeksouth.org/about/arc/>.

**Finances:** We currently (as of 3/23) have \$22,617.06 in our operating fund and \$35,135.26 in reserves for a total of \$57,753.32.

Annual Budget – Our annual income is \$85 per household and we have 207 houses, so this gives us \$17,595 a year. We do not foresee any excessive expenses in the future, and are required to keep at least \$30,000 in a reserve fund as insurance for the dam. These funds are from homeowners and the Board is seeking input on ways to invest that money back into the community.

Monthly Statements – A neighbor requested that monthly bank statements be posted on the website. Bank statements can be provided to neighbors upon request, and monthly financial reports are posted on [www.millcreeksouth.org](http://www.millcreeksouth.org).

Meeting adjourned at 8:35pm

Written by Krista McMullen

**Next Meeting:** Wednesday, April 17th, 7 to 9pm. Hosted by Carolyn Wicker, 1524 Stoney Creek Drive.

**SPECIAL NOTES**

- **Email List** – Several homeowners stated that they are not receiving email notices about upcoming Board Meetings and other information. If you are not on the neighborhood email list and would like to be please email [office@millcreeksouth.org](mailto:office@millcreeksouth.org) .