



Mill Creek South Homeowners Association
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Board Meeting Minutes
July 18, 2018

Call to Order:

Dave Brower called the meeting to order at 7:03 pm at the Monticello Fire Station.

Present:

Dave Brower, Cathy Brower, Teresa Olson, Steve Olson, David Cooper, and Carmen Trimble.

Financial Report:

As of July 18th, the operational checking account balance was \$12,255.10 and the reserve balance was \$30,376.30. In response to the need for an additional signatory on the association's bank accounts, Teresa Olson nominated and approved to fill this capacity. She is authorized to conduct all financial transactions on behalf of the association.

Grounds Report:

- Big O Tree Service trimmed overhanging branches on one tree and removed another leaning tree from common grounds on Stoney Creek Dr.
- VDOT trimmed along the Stoney Creek Drive guardrails and the wooded areas.
- David Cooper was authorized to treat and remove poison ivy along the trails through common ground. Teresa Olson will consult with Finch Landscaping about the removal of poison Ivy near the Arrow Wood dog waste station.
- David Cooper will repair a dilapidated section of a small bridge along one of the trails in the common area.
- Homeowners are reminded that VDOT has the right to mow along the shoulders of any road it deems to be in need of maintenance.

ARC Report:

The board approved the following:

- Removal of two trees at 465 Hidden Ridge Rd.
- Replacement of existing deck and addition of a gazebo at 465 Hidden Ridge Rd.
- Removal and replacement of four trees at 1458 Stoney Creek Dr.

Unauthorized Tree Cutting:

Unauthorized tree cutting is an on-going concern in Mill Creek South. Per the Covenants, no living tree with a diameter greater than three inches may be removed without approval from the HOA. A fine system to curtail unauthorized cutting is being reviewed.

Transient Lodging Issue:

The Board will conduct a survey of the homeowners to seek input regarding transient lodging in Mill Creek South.

Roadside Parking Places:

Action of this issue has been tabled until Albemarle County clarifies regulation pertaining to roadside parking in subdivisions.

Social Committee:

A Welcome Letter from the social committee was approved and will be distributed with the minutes.

Avon St. Curbs:

Concern was raised about the maintenance of the Avon St. curb across from the Mill Creek South entrance. This area has been cleaned by VDOT.

Adjournment:

Dave Brower adjourned the meeting at 8:10 PM.

Next Meeting:

The next meeting will be on September 19, 2018.