



Mill Creek South Homeowners Association
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2020 Annual Meeting Minutes

December 9, 2020

Call to Order:

Mike Stone, President, called the Zoom meeting to order at 7:04 pm. All participants were introduced.

Treasurer's Report, 2021 Budget, and HOA Dues:

As of December 9th, the operational checking account balance was \$12,463.49 and the reserve balance was \$30,389.97.

The Board voted NO increase to the 2021 assessment. Dues will remain at \$113 per year for developed lots and \$28 per year for undeveloped lots. Dues invoices will be mailed out in January; payment will be due by February 15, 2021.

The following budget was adopted for 2021:

Income	Amount
2020 Carryover	\$0
2021 Dues	\$23,673
Homeowner Packets	\$550
Other Income	\$180
Total Operating Funds	\$24,403
Reserve Funds	\$30,391
Total HOA Funds	\$54,794

Expense	Amount
Capital Improvements	\$200
Maintenance	\$2,000
Mowing	\$4,700
Pond and Stream Valleys	\$800
Tree Removal	\$1,500
Dog Stations	\$1,800
Insurance	\$1,920
Utilities	\$200
Office Expense	\$1,400
Professional & Legal	\$9,000
Licenses/fees	\$25
Meetings/Socials/Events	\$200
Bank Fees	\$60
Mailboxes/paint	\$200
Contingencies	\$500
Total Expenses	\$24,505

ARC Report:

ARC chair, Teresa Olson, provided an overview of ARC requests for the year. These included window and door replacements, roof replacements, tree removals and replacements, paint color changes, additions, new sheds, a driveway expansion, an HVAC installation, and fence installations and modifications. As a reminder, all exterior modifications to the exterior of a home or to the property must be reviewed by the ARC. Repainting or re-staining in the same color as existing does not require approval, nor does the removal of trees less than three inches in diameter.

Grounds Report:

Grounds Chair, Steve Olson, reported on grounds activities.

- The area around the entrance sign has been re-landscaped, including trimming, the removal of dead and unhealthy trees, and the planting of new trees. Additionally, repairs to the lighting system were made.
- MCS is on the VDOT schedule to trim the trees and vegetation along the guardrails, at no charge.

- An aging pet waste station was replaced.
- Parking near the entrances to the trails into Biscuit Run Park is damaging the shoulders of the road, making them unsafe, prone to erosion, and unsightly. Please do NOT park on the shoulders!
- The playground will be re-mulched this spring.
- Excessive rainfall this year has caused some drainage issues, particularly on Shady Grove Ct. and Stoney Creek Dr. Drainage issues along the roadways should be reported to VDOT. Homeowners can help by keeping debris removed from ditches, swales, culverts, and pipes. Before doing any landscaping, consider the impact it will have on drainage on your property, as well as on the surrounding area. Stormwater control in MCS is based on controlling surface flow, not on underground storm drains and pipe systems, so it is important to factor that into your landscaping.
- Homeowners are reminded that nothing should be placed in, altered in, or removed from, the common areas without approval from the HOA Board. If maintenance is needed, please contact the Board.

Signs:

The MCS Covenants prohibit the display of signs of any type, including political signs and for sale signs. Please remove all signs!

Website:

Our new Webmaster, Scott Cooper, reported that he is working to create fillable forms for the website. Your patience is appreciated during this process.

Neighborhood safety:

Thanks in part to the restrictions created by the COVID pandemic, more people are walking and biking in the neighborhood. For the safety of pedestrians, pets, and drivers, please observe the following:

- Wear reflective clothing and carry a light, especially in the evening. Shine your light such that you are more visible to other pedestrians and to drivers. Do NOT shine your light directly at a vehicle, as this may blind the driver temporarily.
- Use reflective gear on your pets.
- Drivers should slow down on all streets in the subdivision and should be on the alert for pedestrians, pets, bicyclists, and road hazards.
- Pedestrians should walk facing the traffic, on the shoulder or near the edge of the road, not in the middle of the road.
- Remove frost from your windshield completely.
- Put down your phone. Phone use is distractive to both drivers and pedestrians.

Biscuit Run Park:

Karen Davenport, Community Liaison, reported that plans for the development of Biscuit Run Park are ongoing. Owing in part to funding issues and COVID concerns, the timetable for development is uncertain. The park is closed, and people should not be on park property without permission from Albemarle County. If you wish to become a park steward, please reach out to Albemarle County directly.

Winter Weather Reminders:

- Remember to park all vehicles and equipment as far off the road as possible when snow or ice is forecast. Road crews can more effectively and safely remove snow and ice from roadways if vehicles are out of the way. VDOT contractors have the right to refuse to service a road that has vehicles in the way.
- Removing leaves and other debris from walkways and driveways will improve traction and make them safer, especially during sloppy weather.
- Please check on your neighbors during power outages and winter weather events.
- Please ensure that the area around your electrical transformer box is clear so emergency crews can access it quickly during power outages for repair.

Adjournment:

The meeting was adjourned by Mike Stone at 8:01 PM.