

MILL CREEK SOUTH

BOARD MEETING

MAY 15, 2024

Present: Jeff Mueller, Laurie Axford, Mike Stone, Livi Stone, David Brower, Carmen Trimble , Adele Wood, Karen Davenport, Dell Erwin, and Kirk Jacobs.

The meeting came to order at 7:04pm.

Treasurer Report: Submitted by David Brower:

The checking account has a balance of \$20,670.18

The reserve account has a balance of \$26,424.12

The total deposits were \$2597.37 and \$3000 was transferred from checking to the reserve account as planned.

The expenses since the last report were \$6,271.29 which included some tree removal, new mulch for the playground and an insurance payment.

Grounds report: Submitted by Dell Erwin:

2/24 – Meeting with Karla Berger

In February, Karla Berger, former Grounds Chair provided Dell Erwin, new Grounds Chair, with a mowing map and drove her around to explain monitoring of common areas. Karla agreed to continue monitoring the playground and dam area.

3/16/24 – Cleanup Session

Laurie Axford reported:

We had a good turnout this morning for the cleanup session. Kate and John Zenker, David Brower, Karla Berger and Mason and I. We spent about 75-90 minutes cutting autumn olive, bittersweet and blowing off the pathway.

The playground is in pretty good shape. David Brower and I talked about playground grade mulch and the need for some this year. He said the last order was a truck full so maybe only need a half truckload this year.

3/18/24 – Estimates for Playground mulch and Spreading

Estimates were obtained from Panorama, Dos Amigos Landscaping, Finch Landscaping, and Beebe Landscape Design. We decided to use Panorama (434-978-4566) for playground quality mulch and Beebe (434-973-8785) to spread. The mulch will cost \$690 and spreading, \$300.

3/18/24 – 4/24 – Report from Volunteers Deborah and Dean Riddock

We will look for (deer resistant) native perennials to fit the desired height plus one that produces flowers when I go to the Milmont Garden Center in Waynesboro.

Mike Stone previously approved \$300 for the sign area. My husband, Dean and I will purchase then apply the soil & mulch.

We recently pulled weeds, added soil then mulched in front of the sign area. At some point more plants/shrubs will be added. The cost for soil & mulch were \$126.26

4/23-26/24 – Playground Mulch Delivered and Spread

Laurie Axford met Panorama and Beebe at the playground to ensure proper placement and spreading.

4/24 – No Mow April

We experimented with the international Low Mow Spring program, promoted by Xerces Society and Bee City USA, but when some common areas looked unsightly, mowing started on April 23.

4/30/24 – Dam Report from Adele Wood and David Krisnitski, Associate, Dams Practice Leader

Adele Wood has continued to provide extensive, invaluable information and assistance in our dam maintenance. She arranged for engineer David Krisnitski to examine our dam, and he sent a report, offering design assistance and preparation of a fee proposal, if we desire.

Adele has also prepared a notebook with detailed, important dam information and a sketch related to the trash rack.

Eventually, we might consider having all pertinent dam information in a separate section on our website for easy access and permanent storage.

5/9/24 – Meeting with Dick Somer

Dick has assisted in many MCS cleanup projects and has had extensive experience controlling invasive alien plants. He made several recommendations for the board to consider regarding management of common areas, which should improve the aesthetics and help maintain/increase our property values.

Dick suggests that MCS HOA:

- Develops a comprehensive plan to determine precisely what areas are common property (example: Around our sign, what is our common area?) and methods to manage such properties.
- Controls invasive alien species.
- Ensures that disposal of plants/limbs/trees is done properly, not just tossed away indiscriminately.
- Learns what assistance might be provided by Blue Ridge PRISM and Albemarle County.
- Ensures driving safety, so that vision of motorists is not impeded by plant overgrowth.
- Encourages homeowners to engage in in the Callery/Bartlett pear swap if conducted next year and informs owners of the negative aspects of this tree.
- Regularly plans at least two work parties a year in the spring and fall. (We might be able to join the Cville Tool Library and rent tools such as chain saws free, after yearly dues are paid.)
- Ensures that our annual budget allocates money for work days if equipment is rented, consultation with experts if needed, and other expenses.
- Remembers that poison oak and poison ivy are native plants beneficial to wildlife, despite its misery to many humans.

5/13/24 – Contact with Blue Ridge PRISM

Blue Ridge Partnership for Regional Invasive Species Management or PRISM is Virginia's first Cooperative Weed Management Area (CWMA) and a registered 501(c)(3) public charity.

The mission of Blue Ridge PRISM is to reduce the impact of invasive plants on the ecosystems of the northern Blue Ridge Mountains and surrounding areas through regional and statewide advocacy, landowner support, implementing control measures, and public education.

This was their response to Dell Erwin's inquiry:

Thanks so much for reaching out! Yes, we do aid. We do not charge a fee for this service.

Can you give me an idea of the size of your common area, in acres?

warmly,

Lauren Taylor, Executive Director, Blue Ridge PRISM Lauren@blueridgeprism.org

Mike Stone said he would follow up.

5/14/24 – Albemarle County Invasive Aliens Assistance

David Lockledge, who works for Albemarle County, responded to Dell Erwin's query, by phoning to say they refer HOAs to Blue Ridge PRISM. However, he said he would walk around our neighborhood with someone and give his advice, so Dell Erwin gave Mike Stone this information and his phone number: 434-989-6929.

Mike Stone said he would follow up.

--Dell Erwin, Retiring Grounds Chair

ARC report: Submitted by David Brower:

There was a request for a deck replacement and several tree removal issues. A question about a TING utility box which has been resolved. There is a fence at a residence on Hidden Ridge which does not comply with the ARC rules and a letter will be sent to the homeowner. There was a question regarding renting a home as an Air BNB and the homeowner was advised that the county regulations are to be followed.

Social report: Submitted by Laurie Axford

The Egg Hunt in the playground was a lot of fun for about 40 children and their families. There was a crafts table and everyone enjoyed the event. Although there are no plans for future events at the moment, there are many ideas for having a S'mores evening and perhaps a summer picnic. More to come soon.

MCS Website Update: Submitted by Jeff Mueller

Jeff Mueller has very kindly volunteered to work on updating the Mill Creek South website. There have been several suggestions on creating new tabs on the website in an effort to making finding information easily. Jeff has also investigated changing our website host to a less expensive company and this will be further investigated regarding how much storage, whether our emails can be saved or archived and keeping backups of data.

Dam Report: Submitted by Mike Stone

David Krisnitski, Associate/Dam's Practice Leader, kindly came to look at our dam and give his advice on how to make it more efficient. Mike Stone conferred with both David and Adele, who has done a lot of research on the dam, and here are the possible solutions:

1. Do nothing. The dam is working fine as it is.
2. Cut some of the rebar on the grate on top of the water intake. This would allow larger debris to pass through and not clog the passage of the water which would then crest and damage the dam. We would cut the rebar around the bottom of the cage and the top of the cage thereby creating an opening of 6"x12" in a few areas. Also, a clean out door will be created in the cage to ease the cleaning of debris.
3. The cage would be removed and a new lighter, more open cage installed by a commercial company. The approximate cost for this would range from \$4 to \$5 thousand dollars.

Mike has requested an estimate from Finch Landscaping to clean the cage and bottom grate of the water intake, cut some of the rebar and create a cleanout door and clean the secondary spillway of branches. The estimate is for \$650.00.

The HOA Board voted unanimously approved option 2.

The meeting was adjourned at 8:30pm

The next HOA meeting will In July 2024

Thank you to all!!!