



Mill Creek South Homeowners Association
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Annual Meeting Minutes 27 August, 2024
The meeting was called to order at 7:07pm by
Mike Stone

Present: were: Mike and Livi Stone, Laurie Axford, David Cooper, David Brower, Kirk Jacobs, Carmen Trimble, Adele Woods, Dell Irwin and Susan Perry.

Treasurer Report:

The checking account had a balance of \$19,978.04 and expenses totaling \$5,195.94 were paid leaving a balance of \$14,782.06. The expenses included: Mowing and dam maintenance, doggy pot emptying, Quick Books dues, Web maintenance, common area electricity, office supplies and post office box dues.

The reserve account has a balance of \$26,424.78.

Grounds Report:

The Front entrance looks good. The plan is to plant some perennials in the fall. Mike Stone will contact Deborah Riddick to see what the plan is. Adele is taking care of goldenrod wild flowers at the front entrance. There is a tree down between our front entrance and the church. A plan will be made to keep the trees as healthy as possible because they create a good barrier.

There is some work needed in the playground. There is a tree leaning over the access road and some of the landscaping ties need to be replaced. Finch Landscaping is working on providing us with an estimate for this work.

VDOT trimmed along the barriers on Arrowood Dr. and the cut trees and brush was left in place. Mike contacted VDOT who confirmed that that is standard operating procedure since they use a big trimming machine. It's not perfect but we saved money as we had an estimate of \$400 to cut just a small section on Arrowood Dr.

The Dam maintenance included cutting larger holes on the cage and removing some debris. There is more debris in the main drain and a tree is again growing in front of the emergency spillway. Finch Landscape will provide the HOA with an estimate for this work.

Invasive plant management: Thomas Saielli is out of town and reports as follows: "I have met with a few neighborhood volunteers on a couple occasions and we worked on invasive plant management in the common area between Stoney Creek Dr and the playground. We haven't worked too much but it has been great for training.

We have been working on the following techniques – cut and dab woody invasive shrubs and vines, hand-pulling small vines, and foliar spray small shrubs and vines. We have focused on honeysuckle and bittersweet vines, and autumn olive and multiflora rose bushes. We will meet again this September to go over managing stilt grass via late season scalping with trimmers and then we will go over basal bark on mid-size woody invasives all fall."

We welcome neighborhood volunteers, so if anyone wants to join us, please provide your email and we will send out announcements.

ARC Report: It has been a quiet period for ARC requests. There has been a request by a homeowner on Starcrest Dr. regarding beekeeping. There are no rules in the covenants that prohibit beekeeping. Mike Stone and David Brower will talk with the homeowner and make sure that all Albemarle County rules are followed.

Social Report: The annual Mill Creek South picnic was held on Sunday, July 28, 2024 from 12:00pm-3:00pm. Approximately 50 individuals attended. The community enjoyed sausages, chips, and various side dishes. The Crush Hut, a local business, sold snowballs. The weather was very nice and we had bubbles and various games for everyone. Possibility to move the time of the picnic until later in the day to help accommodate families with small children (avoid naptime). Special thanks to Rodney Beard who cooked and provided the sausages and several side dishes. Thanks to Mary Dodson and Gay Longley for distributing flyers, Dell Irwin for the signs, Kate and John Zenker, Adele Wood, Liz Emery, Chris, Crystal, Micah and Mason Axford for their assistance wherever needed.

Future Events:

There is still interest in a yard sale event in September. Rodney Beard and Liz Emery have volunteered to help with the event. More details to follow but the yard sale is approved by the Board.

Halloween celebrations/ideas – In addition to the annual Halloween mailbox decorating contest, I am considering a Halloween “Parade in the Park” on October 26 from 4:00-6:00pm. Children would dress in their Halloween costumes and parade through the park. We would have s’mores and water after the parade (and any resident who wanted to “hand out” candy could do so at this time). I am still in the thinking stage...any thoughts or suggestions are welcomed.

Biscuit Run Access Path: The County has submitted building permits and are waiting for approval. Storm water management plan (erosion) is submitted. Construction of the access path has been okayed and permitted. We will have more info in September. Allowing the county to use our access path opposite Copper Hill Dr was previously approved by the HOA board and as soon as permits are approved, the county will provide us with a clean copy of the agreement which will be signed and notarized.

MCS Website: The web site host has agreed to reduce the yearly cost to \$186 per year. Many, many thanks to Jeff Mueller for the research and negotiation on our behalf.

Miscellaneous Items: There has been a suggestion of placing a “No Soliciting” sign at the front entrance. The general consensus is that the sign would not be noticed and probably ignored.

Dell Irwin has kindly agreed to put together another MCS newsletter for the Fall. Please send any ideas or suggestions to her.

The next HOA Board Meeting is scheduled on October 9th, 2024 at 7pm.
The meeting was adjourned at 7:52pm.

Thank you to all for your help, ideas and suggestions.