



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)

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HOA Meeting Minutes October 9, 2024  
The meeting was called to order at 7:07pm by  
Mike Stone

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

**Minutes from August 27, 2024 meeting:**

The minutes from the August 27<sup>th</sup> HOA meeting were presented and approved.

**Treasurer Report:**

The checking account had a balance of \$14,748.04 and expenses totaling \$1,263.68 were paid leaving a balance of \$13,484.36. The expenses included: Landscaping, doggy pot emptying, Quick Books dues, common area electricity, and Zoom account.

The reserve account has a balance of \$26,425.22.

**Grounds Report:**

A volunteer day is scheduled on October 26<sup>th</sup>, 2024 to clean up invasives in the common areas. Tom Saielli has kindly volunteered to lead the scope of work. Volunteer day information flyers will be printed and distributed within the next week and thanks to Dell who will make a sign and post it at our entrance. We hope to get a fair amount of work done in a few hours!

Finch Landscaping has submitted a quote for work needed around the dam and the playground. They are going to clean the debris from the dam spillway and grate, cut the rebar on the grate as previously planned, cut and clean up leaning trees in the playground, replace the deteriorating timber around the slide in the playground, cut the leaning tree behind our entrance sign, clean up debris left by VDOT on Arrowood Drive so that mowing can be done. The cost of the work is \$1,750.00 and the HOA Board voted and agreed to this quote.

**ARC Report:**

It has been a quiet period for ARC requests. The beekeeping request mentioned at the last meeting has been approved by the board. The homeowner will follow all Albemarle County rules regarding beekeeping.

There have been requests by homeowners to take down some trees. David Brower reminded the board that homeowners do not need permission to remove invasive trees.

There is a request for a patio project on Hidden Ridge. A homeowner requested information on building a garage and is at the planning stages at this time.

A tree fell in the road on Starcrest Dr. and was cut up and removed by Dean and Deborah Riddick and Mike Stone.

### **Social Report:**

The community will once again participate in a Halloween Mailbox decorating competition which is always fun! The judging will be on October 27<sup>th</sup> and there are prizes for several categories. The Newsletter will be printed and kindly distributed by Gay Longley and Mary Dodson within the next week.

### **Biscuit Run Access Path:**

The plans are still in progress and the County is not yet ready to start on this project. 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. 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.

### **HOA Fees:**

There was a discussion regarding increasing the HOA fees. Expenses have increased to maintain the common areas, the dam and the general appearance of our neighborhood. The Board members voted and approved a possible increase of 10% which will be further discussed at the Budget meeting scheduled on November 6, 2024 at 7pm.

### **New Board Requirement:**

It has come to the Board's attention that now all HOA's are required to file with Financial Crimes Enforcement Network (FinCen) which is a government agency overseeing money laundering issues. As an HOA we are required to submit information on each Board Member. The necessary information is as follows:

Name, address, date of birth, unique identifying number from an acceptable identification document (driver's license or passport) name of the issuing jurisdiction of the identification document.

All Board members please make a copy of your identification document and write the required information on the back of the copy and deliver it to Mike Stone. Please do not send this information through email.

We need to gather this information before the end of November 2024 and Carmen will submit the information to FinCen.

### **Miscellaneous:**

There was a suggestion to place a speed-reading device in our neighborhood to make drivers aware of their speed on our roads. Mike Stone will inquire with VDOT to see if it's possible to borrow/lease a device.

The next HOA Board Meeting is scheduled on November 6, 2024 at 7pm.  
The meeting was adjourned at 8:15pm.

**Thank you to all for our help, ideas and suggestions.**