



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 January 15, 2025

The meeting was called to order at 7:02pm by Mike Stone

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

The minutes from the November 6, 2024 meeting were approved.

**Treasurer Report:**

HOA Fees in the amount of \$7,610.24 were deposited in the checking account bring the balance to \$11,623.80 and expenses were paid leaving a balance of \$8,213.33. The expenses included: Mowing and dam maintenance bill from 2024, doggy pot emptying, Quick Books dues, and common area electricity.

The reserve account has a balance of \$26,425.44. The 2025 budget includes a transfer of \$2,300 from checking account to reserve account until we reach a balance of \$33,000. This amount may increase each year as prices increase and we need to have a comfortable amount in case of storms which would cause tree removal and damn repair expenses.

**Grounds Report:**

VDOT plowed our roads but neglected to include Seacrest Rd and Hidden Ridge Drive. VDOT was called and they did come back to do some clean up.

**ARC Report:**

It has been a quiet period for ARC requests. There has been one request from a home owner on Stoney Creek Dr for a new roof color and architectural shingles which has been approved.

**Social Report:**

The annual MCS Holiday Decorating contest was held in December. Judging took place on Dec. 21, 2024. We had over 60 homes decorated. Winners were on Starcrest Rd, Shady Grove Drive, Sagewood Drive, and Copper Hill Drive. Special thanks to Carmen Trimble, Mary Dodson, Gaye Longley, Nancy Gush, Livi Stone and Liz Emery for their assistance and a big thank you to Laurie Axford for organizing this event. Also grateful to Mason Axford who patiently drove the judges around during the judging!

Our next planned event will be the Spring Egg Hunt scheduled for April 26 from 12:00-2:00pm. Time has been moved to later in the day to accommodate those with small children and reduce the impact to nap time. Volunteers are needed to provide candy, stuff eggs and assist with the Egg Hunt. Contact Laurie Axford if you are interested.

**Biscuit Run:**

The previously approved temporary deed allowing the county to access the park via the entrance across from Copper Hill Drive has now been signed and notarized. Work by the county will begin as soon as the weather permits.

**Meeting Minutes:** The minutes from each HOA meeting have to be approved at the subsequent Board meeting but since there is a 60 day lag between meetings, the board has agreed that the minutes can be shared with the homeowners after they have been approved verbally/email by the board members. However, the minutes will not be posted to the MCS Website until they have been formally approved at an HOA Board meeting.

The meeting was adjourned at 7:46pm

The next Mill Creek South HOA meeting is scheduled for March 19<sup>th</sup>, 2025 at 7 pm

**HAPPY NEW YEAR TO ALL!!!!**