



Mill Creek South Homeowners Association

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HOA BOARD MEETING MINUTES – March 19, 2025

MEETING OPENING: The meeting was called to order at 7:03 pm by Mike Stone. Those present: Mike Stone, Livi Stone, Laurie Axford, David Cooper, Kirk Jacobs, Carmen Trimble, Dell Erwin, Susan Perry, Richard Shalley, and Doug Schnorr. Minutes from the January 15, 2025 meeting were approved.

FINANCIAL REPORT: The reserve account balance is \$28,726.33, and the checking account balance is \$8,868.23. The checking account initial balance was \$7,483.15. Total deposits were \$4,893.76, and debits were \$3,978.84. Expenditures were \$1,219 for insurance, \$198 for Intuit membership, \$208 to Doody Calls, \$44 to Dominion Power and \$2,300 was transferred to the reserve account. Reminder notices have been sent to homeowners with overdue HOA fees.

GROUND'S REPORT: Kirk Jacobs will check the condition of the common grounds. The board will look into scheduling a spring volunteer work day to eradicate invasive plants.

ARC REPORT: Approved were a door replacement was on Starcrest Rd, an invasive tree removal on Stoney Creek Drive, and a deck on Stoney Creek Drive.

SOCIAL REPORT: Join us for the annual spring egg hunt.

When: Saturday, April 19, 2025, 12:00 PM to 2:00 PM . (Time change based on parents' feedback.)

Where: MCS neighborhood park off Arrow Wood Drive

Event Highlights: Egg Hunt, followed by pizza. (water provided)

Help Needed:

Candy Donations: We need small, wrapped candy to insert in plastic eggs. Please text Laurie Axford at 703-628-0668 before dropping off donations.

Egg Stuffing: If you will help fill eggs, contact Laurie, who will provide the eggs.

Event Volunteers: We need volunteers during the egg hunt for about one hour. This helps ensure a fun event for our children.

Future Event. We are planning a summer picnic and will share details soon.

BISCUIT RUN: Mike gave a brief history of what is happening with our entrance to Biscuit Run Park. The construction workers who will use the entrance on Stoney Creek Drive across from Copper Hill Dr. will be starting work soon. There was a suggestion to add more No Parking signs on Stoney Creek Dr. The board asked VDOT to place more signs, but they said they have placed the maximum amount allowed.

HOA RESERVE FUND STUDY: The State of Virginia requires all HOAs to have a reserve fund study at least every five years and review it every year. We have two options: We can hire a professional company, which will cost about \$2,200, or we can perform the study ourselves. The study must include:

- **Capital Components Information.** The current estimated replacement cost, estimated remaining life, and estimated useful life.
- **Cash Reserves.** At the beginning of the fiscal year for which the budget is prepared, the current amount of cash reserves needed to repair, replace, or restore the capital components must be set aside and indicated, and the amount of the expected contribution to the reserve fund for that fiscal year must be stated.

The major concern for our community is the dam, which in recent years has needed to be cleaned and repaired after a "thousand-year storm." The cost of those repairs was about \$17,000, and we had to use some of our reserve funds. At our last board meeting, we discussed the reserve fund and agreed that a reasonable amount is \$33,000.

The board agreed to perform the study and solicit a professional dam inspection to minimize our liability and ensure that we have adequate reserve funds.

Mike will contact Albemarle County Water Resources to schedule an inspection and get an estimate to dredge the pond if ever needed.

These efforts should give us an estimate of how much we need to have in the reserve fund and justify why that amount is needed

MISCELLANEOUS: A homeowner on Shady Grove Court has brought attention to the condition of the road—multiple potholes and loose asphalt. Mike reported this to VDOT and has a claim number. Homeowners can make requests for repair on VDOT's website. Go to www.vdot.virginia.gov/contact and click on "Report a Road Problem". Or call VDOT at (800) 367-7623.

ADJOURNMENT AND FUTURE MEETING: The meeting was adjourned at 7:50pm. The next HOA board meeting is scheduled for May 21, 2025, 7 pm. All are welcome.

[WE NEED VOLUNTEERS TO JOIN THE HOA BOARD!](#)

HAPPY SPRING!!!