



Mill Creek South Homeowners Association

P.O. Box 1283 | Charlottesville, VA 22902 | www.millcreeksouth.org | board@millcreeksouth.org

HOA BOARD MEETING MINUTES – MAY 21, 2025

MEETING OPENING: The Zoom meeting was called to order at 7:04 pm by Mike Stone. Those present: Mike Stone, Livi Stone, Laurie Axford, Kirk Jacobs, Carmen Trimble, Dell Erwin, David Brower, Adele Wood and John Hermsmeier. Minutes from the March 19, 2025 meeting were approved.

FINANCIAL REPORT: Treasure David Brower gave the financial report. The reserve account balance is \$28,726.33; checking account balance is \$15,232.83. The checking account initial balance was \$8,868.23 Total deposits were \$8,822.61 and debits were \$2,458.01. Expenditures were \$1,366 for insurance, \$198.55 for Intuit membership, \$278.52 to Doody Calls, \$45.46 to Dominion Power, \$115 to Virginia Tax, \$79.48 to Staples and \$375.00 to Finch Landscaping, About 30 homeowners have not paid the HOA fee.

GROUNDS REPORT: Kirk Jacobs, chairperson of the Grounds Committee, has checked the mowing, which has begun for the season. He also reported checking all the culverts which are flowing well after all the spring rain.

ARC REPORT: Approved were a storage shed on Stoney Creek Dr, a fence on Stoney Creek Dr, tree removal on Arrow Wood and Stoney Creek Dr. **Needed: ARC members. David Brower, who has served as a member, has recently moved. If you're willing to serve, please contact the board.**

SOCIAL REPORT: The Egg Hunt was well attended; it was a beautiful day and everyone had fun!
Future Event. We are planning a summer picnic and will share details soon.

HOA RESERVE FUND STUDY: Mike Stone presented the Reserve Study report for review and a few changes were suggested. When this has been approved, it will be published on the MCS website.

POND AND DAM: A homeowner suggested looking into whether the county would take over the maintenance of our retaining pond. The county has assumed responsibility of the nearby Mill Creek Pond. It was suggested that the HOA and MCS residents write letters to the county regarding this possibility.

The cage at the pond is full of debris, and Finch Landscaping has agreed to clean it within the next few days

Adele Wood has kindly created the MCS General Grounds Maintenance Tasks List, an extensive and inclusive list to maintain the entire grounds. Thank you, Adele!!

MISCELLANEOUS: David and Kathy Brower have sold their home and moved. David has been treasurer, on the ARC committee and Vice President for many years. We thank him and Kathy for all their work, and friendship. They will be missed both as neighbors and for valued HOA board contributions.

Laurie Axford has kindly volunteered to be our Treasurer and Kirk Jacobs has offered to work as ARC chairperson! The board approved these changes and are very grateful to Laurie and Kirk. Thank you.

A letter has been sent to a homeowner who has had an unregistered truck parked in the road for a couple of years. The homeowner has not replied to HOA requests to move the truck. Mike Stone will contact the County Police Department and inquire what options we have.

ADJOURNMENT AND FUTURE MEETING: The meeting was adjourned at 7:54 pm. The next HOA board meeting is scheduled for July 16, 2025, 7 pm. All are welcome.