



Mill Creek South Homeowners Association

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

HOA BOARD MEETING MINUTES – 27 August 2025

MEETING OPENING: The meeting was called to order at 7:04 pm by Mike Stone. Those present: Mike Stone, Livi Stone, Laurie Axford, David Cooper, Kirk Jacobs, Carmen Trimble, Kathy Jacobs, Adele Wood and John Hermsmeier. Minutes from the 21 May, 2025 meeting were approved.

FINANCIAL REPORT: The checking account balance is \$13,055.23. Operational expenses of \$7,273.85 were paid for Doody Calls, Dominion Energy, Intuit Books, Finch Landscaping for grounds maintenance and on account for dredging of the retention pond. Global Solution Partners were paid \$2,250 for a Reserve Study and site inspection. The reserve account balance was \$28,727.53. \$7,000 was transferred from the reserve account into the checking account to pay for dredging of the retention pond leaving a balance of \$21,727.53.

GROUNDS REPORT: There were 3 requests for tree removal, a complaint about missed mowing, and Brightspeed dumping some debris over the bank of a vacant lot on Shady Grove. All have been approved or resolved. There have been several reports of spotted lantern flies in the area. Spraying Neem oil on plants may help to kill them.

ARC REPORT: There were 2 requests for house paint colors and one for the addition of solar panels.

SOCIAL REPORT: There are plans for an ice cream social in the park for Halloween. The children could come in their Halloween costumes and volunteers will be needed to help. Also, we will be asking for donations of ice cream or toppings.

The popular Halloween mailbox decorating and Christmas Lights contest will be repeated this year! More details to come soon!

BISCUIT RUN UPDATE: The county will not begin using the Stoney Creek Dr entrance (opposite Copper Hill) until January of 2026 due to a last-minute contractor change.

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. MCS contracted Global Solutions Partners to perform an on-site reserve study. We have 3 options:

Option #1: Our in-house study was based on the Dam only and using the information from the repairs that were required after the 1000-year storm of \$17,000.

Annual contribution of \$2,300 to the reserve account until a total of \$33,000 is reached.

Option #2: A study was conducted by Global Solution Partners at a cost of \$2,250 and their advice was as follows:

2031	Entrance repair/replace	\$14,960
2036	Playground equipment	\$154,469
	Metal Bench	\$3,392
	Picnic Table	\$1,560

This solution would build up to a reserve total of \$90,428 in 2030 (5 years) and total of \$158,514 in 10 years.

This would require reserve funding to be increased to \$11,500 in 2026, to \$12,075 in 2027, and \$12,679 in 2028. 208 homes in MCS in 2026 would increase each home's HOA fee an additional \$55.29 per year (plus increases in our operational budget).

This professional study was determined to be overestimated causing an unrealistic increase in our HOA dues to reach their projected reserve amounts.

Option #3: Transfer \$8,700 from our current reserve to dredge the pond near the dam which reduces our largest liability risk. Increase our annual contribution to the reserve account to \$2,500 annually. In 5 years, the reserve would be restored to \$29,300. At that time, we would be required to do another reserve analysis.

The projected expenses in the next ten years is:

2025 \$8700 Pond Dredging
2031 \$2,000 Entrance Sign replacement
2036 \$2,000 New Playground equipment

Option 3 was adopted by the board. A contractor was hired to dredge the pond. If replacing or repairing the entrance sign and playground equipment is required, it could be paid for out of the operational budget.

MISCELLANEOUS: Brian Hermsmeier, Water Resources Program Manager has kindly agreed to meet our homeowners at the dam to explain the workings of our storm water management. John Hermsmeier will contact Brian and a meeting date will be announced.

VOLUNTEERS: We need volunteers!!! Volunteers will help keep our HOA costs low and keep our neighborhood safe and beautiful. We need your help in the following areas

- Clean out culverts and spillways which should be clear of any brush or debris
- Monthly inspection of the emergency spillways and culverts
- Help with the front entrance plantings – mulching and weeding
- Invasive plant control
- Deliver flyers to homeowners mailboxes

Contact us at office@millcreeksouth.org to volunteer or more information.

ADJOURNMENT AND FUTURE MEETING: The meeting was adjourned at 7:56pm. The next HOA board meeting is scheduled for October 22, 2025, 7 pm. This will be our annual meeting and all are welcome.

WE NEED VOLUNTEERS TO JOIN THE HOA BOARD!

HAPPY FALL!!!