



Mill Creek South Homeowners Association

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

HOA BOARD BUDGET MEETING MINUTES – 24 November 2025

MEETING OPENING: The meeting was called to order at 7:06 pm by Mike Stone. Those present: Mike Stone, Livi Stone, Laurie Axford, David Cooper, Kirk Jacobs, Carmen Trimble, and 3 homeowners. Minutes from the October 22, 2025 meeting were approved.

The board reviewed the 2026 budget proposal, which includes a 10% annual HOA fee increase on 209 properties and two land properties, bringing new dues to \$182 per year and total operating funds to \$38,674.86. The budget allocates funds for various expenses including capital improvements, maintenance, and utilities, with a projected surplus of \$275 which is pretty tight. Mike presented an additional project involving maintenance of a conduit and surrounding area that is under playground road, which will require further assessment and potential funding.

The road repair project requires \$7,500 but has no current funding, with Finch Landscape offering a bid of \$7,500 to address water damage and potential road collapse. They explored two funding options: a \$200 annual assessment per property (209 properties) that would raise \$41,800, allowing for \$7,500 for the road project and \$34,300 for reserves. Carmen explained that additional assessments are permitted under Virginia code if they serve the association's best interest and maintain common areas, though they would need 50% homeowner approval.

The board discussed a \$200 special assessment to address reserve fund needs, with Mike explaining it would bring the reserve balance to \$54,000 and cover the \$7,500 project. Kirk noted that over the past three years, approximately \$30,000 had been spent on dam maintenance. The board agreed to implement the \$200 assessment, with Elizabeth suggesting homeowners could pay it in installments if desired. The board discussed the financial implications of maintaining a stormwater management pond, noting that while a major flood event occurred recently, regular maintenance prevented a catastrophic failure. Mike highlighted that while insurance for dam failure is unavailable, the association should be concerned about potential maintenance costs, which could exceed the proposed \$50,000 reserve fund. Kirk and Laurie emphasized the importance of being good stewards by planning for future maintenance needs.

The board voted to propose a \$200 special assessment, with Carmen explaining that they will notify homeowners about the proposal in January when regular dues notices are sent. The notice will include a proxy form because the assessment requires a 50% vote for approval. Homeowners will be able to submit their proxies via mail, email, or photo, by February 15th, 2026. The board agreed to hold a meeting on February 25th to determine if the assessment has been approved and the assessed amount to be collected by June 1st.

The board voted and approved a 10% increase to the regular HOA yearly dues which brings the 2026 annual fee to \$182, which will be due in February. The board also accepted the budget as presented.

SOCIAL REPORT: Holiday light and decorations event judging is planned for December 22nd. This is such a fun event and there have been so many festive entries.

ADJOURNMENT AND FUTURE MEETING: The meeting was adjourned at 8:35pm. The next meeting is scheduled for February 25th, 2026 and all are invited to attend.

WE NEED VOLUNTEERS TO JOIN THE HOA BOARD!