



Mill Creek South Homeowners Association

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HOA BOARD MEETING MINUTES – February 25, 2026

MEETING OPENING: The meeting was called to order at 7:05 pm by Mike Stone. Those present: Mike Stone, Livi Stone, Laurie Axford, David Cooper, Kirk Jacobs, Carmen Trimble and 16 homeowners. Minutes from the November 24, 2025 meeting were approved.

FINANCIAL REPORT: The Board reviewed the HOA's financial standing, including current balances, expenditures, and 2026 budget projections. Laurie delivered the treasurer's report, noting that 85% of 2026 dues have been collected, though some prior-year balances remain outstanding. Mike detailed the necessity of the proposed assessment, citing critical dam maintenance and playground road erosion repairs that exceed the current budget. Additionally, the Board discussed the \$50,000 reserve account goal (representing 10% of the estimated dam replacement cost) and the ongoing challenges of maintaining this balance following recent expenses.

SPECIAL ASSESSMENT: Financial Update and Special Assessment Discussion

The Board addressed a current budget shortfall of **\$17,000**. To resolve this and fund emergency repairs to the steel culvert and dam, a special assessment of **\$200 per household** was proposed. Adele presented research on stormwater management, highlighting that regular maintenance is critical to avoid a total dam failure, which could cost upwards of **\$500,000**.

To ensure long-term stability, the Board noted that HOA dues may need to increase by **10% annually** over the next decade. Regarding the current vote, 74 residents have participated, but a quorum has not yet been reached. A **follow-up meeting is tentatively scheduled for April 8th**; per the bylaws, the required quorum for this second meeting will be **25%** of households.

GROUNDS REPORT: Kirk reported on the grounds and the need for a volunteer work day to repair the side of Arrow Wood Dr which was dug up by the snow plows in the last storm. A big thank you to Tom Saielli who organized several volunteer days to work on invasive plants. Unfortunately, the weather caused us to cancel some of the scheduled workdays which we hope to resume in the Spring. Tom is an enthusiastic teacher and we appreciate his knowledge.

ARC REPORT: Kirk reported requests for a mud room addition, a shed and a deck request. The garage door on Stoney Creek Drive has been repainted and is more in keeping with our neighborhood color scheme which homeowners want to maintain. Kirk has the color samples for homes and doors and he is talking with Sherwin Williams about additional colors.

SOCIAL REPORT: Laurie reported on our holiday decorating events which were a success and fun for the neighborhood. Next on the calendar is the Spring Egg Hunt which will be held on either March 28th or April 4th.

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.

BISCUIT RUN: The work at Biscuit Run Park has been on hold because of the weather. They are building wooden walkways over the wetlands and wonderful bike trails. There is a 220 foot long bridge for hikers and bikers connecting to existing trails.

ADJOURNMENT AND FUTURE MEETING: The meeting was adjourned at 8:20pm. The next HOA board meeting is scheduled for March 25th **but was later amended to April 8th at 7 pm**. All are welcome.

WE NEED VOLUNTEERS TO JOIN THE HOA BOARD!!