



Mill Creek South Homeowners Association

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

HOA BOARD MEETING MINUTES – 10 JUNE 2026

Meeting Called to Order: 7:02 pm

Attendance

- **Present:** Mike Stone, Livi Stone, Laurie Axford, Carmen Trimble, Daniel Jones, Johnathan Lord, Adele Woods, Kirk Jacobs, Kathy Jacobs, Liz Emery, and John Hermsmeier

Approval of Minutes

- The minutes from the previous HOA meeting held on April 8, 2026, were reviewed and approved.

Treasurer's Report

- **Financial Status:** Laurie Axford presented the current bank statement and the budget-versus-actual expense totals. As of May 31, 2026, the financial balances are:
 - **Checking Account:** \$40,065.62
 - **Reserve Account:** \$19,896.75
- **Budget Status:** The budget-to-actual report confirms the HOA remains on track as of May 31, 2026.
- **Fee Collection:** Past due fee collection has been largely successful. Most delinquent accounts are now settled or on active payment plans.
- **Delinquency Action:** Certified letters will be sent to the few remaining unresponsive residents. This notice will state that the next enforcement step is a property lien.
- **Special Assessment:** Statements for the \$200 special assessment will be mailed at the end of June. Payments are due by the end of August 2026. These funds will deposit into the reserve account to meet last year's reserve study requirements for emergency repairs.

Grounds Report

- **Invasive Species:** Two bids were received for clearing invasive plants at the corner of Whispering Oaks and Shady Grove. Because both bids were high, the board will work on organizing a volunteer work group instead. Mike will contact Tom Saielli for expert guidance.
- **Entrance Sign:** Adele Woods noted the entrance sign needs refurbishing. The board will investigate options.
- **Playground:** The playground bench is broken. The board voted and approved the purchase of two new benches.
- **Doggie Stations:** One doggie pot is missing a cover. Laurie contacted the maintenance company and will follow up on the replacement progress.
- **Mowing Inquiry:** A homeowner asked about missing lawn maintenance on the lot next to 305 Starcrest, which was skipped during recent mowings. The landscaper has been contacted and this has now been mowed.
- **Tree Removal Policy:** Homeowners no longer need pre-approval to remove invasive Tree of Heaven plants. However, the board requests a courtesy notification prior to removal.

ARC Report

- A prospective buyer inquired about adding a sunroom. The committee also handled deck repair requests and color palette question

Biscuit Run Contractors are currently still using the entrance opposite Copper Hill. Their extended timeline is valid until June 30, 2026.

- **County Check-in:** Mike will contact the County to determine the current status of the Biscuit Run construction.
- **Informational Talk:** Mike will inquire about hosting an HOA update of Biscuit Run at the Albemarle County meeting room.
- **Annual Meeting Planning:** The board aims to combine this informational construction talk with the Mill Creek South HOA Board Annual meeting this fall.

Board Recruitment The HOA urgently needs a volunteer to fill the **Grounds Chair Person** position. The role requires 1 to 2 hours of time every other week. There are also other open positions on the HOA board. Please consider joining our friendly group!!

The meeting was adjourned at 7:35 pm.

The next HOA meeting is scheduled on August 19th, 2026 via zoom