

**Mill Creek Home Owners Association  
Annual Association Meeting  
January 17, 2006  
7:00 pm. Cale Elementary School**

Kevin O'Connor called the meeting to order at 7:10 pm.

**Board Members Present:**

Kevin O'Connor      Barbara Mann  
Miles Weiss          Alan Shook

17 additional homeowners were present

**Welcome:** Kevin welcomed homeowners and thanked everyone for attending and taking an interest.

**Introduction of Board Members:** Kevin introduced the board members: Kevin O'Connor, Treasurer and acting President, Barbara Mann, Secretary, Grounds Committee, Miles Weiss, member at large, and Alan Shook member at large. Buck Klintworth, Architectural Design Committee, resigned in December due to an increase family commitments.

**Approval of Minutes from 2006 Annual Meeting:** The minutes from the 2006 annual meeting were unanimously approved.

**Amendments to Covenants:** Several years ago the Board proposed 5 amendments to our covenants. Two thirds of the homeowners have to vote by signing in the presence of a notary. There is no time limit for obtaining the signatures. Kevin, who is a notary, passed around a summary of the amendments and asked anyone who was in favor of these amendments to sign the documents at the end of the meeting.

**President's & Treasurers Report: Kevin O'Connor-** Kevin thanked Rose Van Epp for her work on arranging the entertainment and food for our annual picnic. Rose has also been able to reduce that cost of this activity. Kevin reported on several issues that impact our development.

Biscuit Run Development- This is a proposed high-density development. Mill Creek is in a County designated growth area. These areas were designed as a means to keep development close to urban areas and keep the rural character of the County. A representative of the developer has met with our Association and Kevin attended the initial meeting at the County Office. There are still open sessions of the planning committee that any one can attend. The Board hasn't taken any official position.

Southern Parkway Extension- This extension would connect Southern Parkway to connect with 5<sup>th</sup> street. The Board sent a letter to Board of Supervisors, Planning Commission, and VDOT in opposing the extension of this road. This was not a unanimous decision. Kevin does not oppose it because it would improve access for the Fire Dept to 5<sup>th</sup> street. Although this road extension is #7 or 8 on the 6-year plan there is

no money for this road. Board continues to monitor the situation, and would like to work with VDOT to lessen the impact of the opening of this road on our development. Miles pointed out that there are other options such as the proposed mixed-use development, north of 64 between 5th and Avon.

Village Homes II, located off Southern Parkway, has been completed. This was the last portion of undeveloped land owned by Craig Developers. Per agreement the Developers planted re-planted trees between the two developments.

The Storm water retention pond will need to be dredged at some point. Since this will be expensive, several years ago it was deeded it to the County, and although we still own the land, and the County has assumed responsibility for dredging the pond. Barb checked with the County and they reported that the pond is still working as a storm drain and doesn't need to be dredged at this time.

Comcast has taken over Adelphia and they are putting in digital cables down Mill Creek Dr.

A number of homeowners reported that there have been several acts of vandalism. Several incidents involved items stolen from cars, smashed car windows, broken lights, and some one ringing the doorbell. Homeowners were encouraged to report any incidents or suspicious people to the police. We could also organize a neighborhood watch but this requires volunteers. Motion sensitive security lights are a good idea but be sure that they are directed appropriately and don't shine in your neighbor's windows.

**Treasurer's report:** Kevin distributed the 2006 financial report of the Association. There are 214 homes in our subdivision. To date, Kevin has received approximately 30% of the 2007 annual dues. The dues were increased to \$75. He has moved our accounts to the Second Bank and Trust so that we can patronize community businesses. There are three sources of income, dues, CD, and new homeowner's packets. Based on the distribution of the homeowner's packets 14 homes (7% turnover) were sold last year. Insurance, taxes and tree removal costs were up this year. Landscaping is one third of our costs and includes trimming the bushes at the top Mill Creek Drive twice a year. This year we had a surplus of \$1800.

**Grounds:** Barbara reminded everyone that permission from the Ground Committee or the Board is needed before a tree, with a diameter greater than 3 inches, can be cut down. This applies to dead trees. If any homeowner is interested in improving a common area please contact the Ground Committee.

This year two homeowners were asked to remove fences that extended beyond the front edge of the house. She pointed out that there are a few fences in the neighborhood that appear to be in violation of this covenant. However, a search of the past Board records has revealed that almost all of these fences had Board approval. A few are still under investigation.

Several homeowners' have inquired about Entrance lights. The old ones need to be replaced. The Board had one estimate of about \$300 and the electric bill would be about \$200 per year. We would use low voltage lights and they would not interfere with any homeowner property. A straw poll was taken; 12 were for relighting the entranceway, 7 were opposed. The Board agreed to consider relighting the sign this year.

One homeowner requested that a larger container for dog waste be installed at the fire road. The consensus was that this was a good idea. Barb will bring an estimate to the next Board meeting.

Barb also mentioned there is a website, millcreekhomeowners.org. The minutes from the monthly meetings are available, paint palettes, and contractor recommendations. Anyone can submit the name of a reliable contractor.

**Architectural Review:** Barb reported that 120 letters were sent to homeowners requesting that they spruce up or repair their mailboxes. Approximately 50% responded. One problem is that we don't have names of people that can rebuild our custom mailboxes. One homeowner reported that she had estimates of \$400-800 to replace her mailbox. Last year there was a committee established to consider alternative styles but the majority of the homeowners at last year's meeting was in favor of keeping the old design. The Board will continue to look for lower cost options for the mailboxes and discuss at the monthly meeting. One homeowner offered to check with CATEC.

**Homeowners questions, comments, concerns & recommendations:** Kevin reported that he has had questions about streetlights and a post office. It was pointed out that there is a mailbox between Pizza Bella and Food Lion. Streetlights would be very expensive for the neighborhood. In a straw poll 19 homeowners were against streetlights.

A homeowner suggested that a donation be made to Calvary Baptist Church as a thank you for hosting our monthly meetings.

Roussie Jacksina was thanked for writing and putting together the Newsletter.

**Board member nominations and Elections:**

Kevin O'Connor, Maritsa Saavedra, Shirley Freeman and Neil Grandy were all nominated and unanimously elected to the 2007 Board for terms of two years.

**The meeting was adjourned at 8:40 pm.**