

**Mill Creek Homeowner's Association Annual Meeting**  
**Wednesday, January 16, 2008**  
**Cale Elementary**

**1. Welcome:** The meeting called was to order at 7:14 pm.

**2. Introduction of Board Members**

The Board Members that were present were introduced: Maritza Saavedra, Miles Weiss, Neal Grandy, Barbara Mann, Kevin O'Connor, Alan Shook  
There were 10 other homeowners present.

**3. Approval of minutes from January 17, 2007 Annual Meeting**

Larry Jacksina made the motion to approve the minutes from last year's meeting. It was seconded by Neal Grandy. The motion was unanimously approved

**4. President's and Treasurer's Report, Kevin, O'Connor**

Kevin summarized the some issues that impact the neighborhood and some of the activities of the Board. It has been a fairly quiet year. Biscuit Run Development was approved for ~\$3000 units. Development is expected because we do live in a growth area. Board has instituted an increase every year for the past several years. The main reason is that we depleted most of our reserves when we deeded the pond to the County a few years ago. The County is responsible for maintaining the pond but we will have to keep after them to do it. Rose Van Epp was thanked for organizing the block party.

This year we saved money on bank charges because we changed to the neighborhood bank, Second Bank and Trust. Landscaping charges have dropped by about a third because we found a new landscaper.

**5. Neighborhood Watch Committee, Barbara Mann**

In 2007 Mill Creek has had seven thefts from cars, three burglaries, one simple assault, five vandalisms, and one hit and run (involved a parked car). Barb Mann is going to set-up an organizational meeting. A community police representative will help us to get started.

**6. Common Grounds Committee Report, Neal Grandy**

Please contact the grounds committee if you want to cut down a tree greater than 3 inch in diameter. This is required by the Covenants. Dog refuse is still a problem. Picking up after your dog is not only a courtesy to your neighbors but also a health issue. Please be courteous of parking on the street and park in front of your own house. We have a quote of \$2500 for clearing the area around the pond. Among the homeowners presence 8 out of 10 thought this was a good idea. The other two people weren't really aware of the pond area. The Board is also considering repaving the sidewalk on Mill Creek Dr. Lights that illuminate the sign at the front were discussed. Several options are possible including low voltage or solar lights. Opinions were split. Some wanted to see this done others didn't think this was a necessary expense. Kevin mentioned that homeowner input and opinions are always welcome. Homeowner's can email Board members or attend the meetings. The minutes are available on the website.

Barb, 1274 Gristmill Dr, has mailbox paint.

Long-term parking of trailers on the street was discussed. The covenants state that no trucks larger than ¾ ton can be principally can be kept or garaged on any street in Mill Creek. Parking both sides of on the street is not permitted because of the width of the street. The Board can send a letter to the resident. More than three vehicles parked in the driveway aren't permitted.

Several people reported encountering ATVs and hunters on the trails behind Mill Creek. One resident reported some aggressive hunters that followed her. Barb suggested that people carry a cell phone with them when they walk back there, though it isn't very feasible to for the police to respond. The Master plan would like to make this part of the Rivanna Trail system. Some of this property is part of the Biscuit run development.

#### **7. Architectural Review Committee, Alan Shook**

Alan reiterated that homeowners should contact committee if they want to make any changes or improvements to their property.

#### **8. Homeowner's Comments/ New Business**

Several homeowner's expressed concerns about lax enforcement of the covenants. When new houses in Biscuit Run become available this could impact the property values in Mill Creek. It is important that we try to maintain the neighborhood. There was concern that rental properties might increase. Some are not maintained very well. Kevin said the number (~12) of rentals hasn't really increased in the past five years.

One resident has reported high water pressure. However several homeowner's at the meeting felt that their water pressure seemed lower. It was suggested that they call the Water Authority and asked them to check this out.

There was a request for a Stand-alone mailbox. However there is a mailbox in the Southside shopping center.

An update directory was requested. The Board had discussed this and decided against it because of privacy issues.

#### **9. Nominations and Elections for Board Members.**

Miles Weiss and Alan Shook were nominated and seconded for another two-year term. They were unanimously elected. Rebecca Pelton said should would considering serving and would get back to the Board.

#### **10. Adjournment was at 8:48 pm.**