

Mill Creek Homeowners Association  
2011 Annual Meeting

Wednesday, January 19, 2011  
Cale Elementary School  
7:00-9:00 p.m.

- I. **Convening of meeting.** Neal Grandy, the HOA's President and Treasurer, convened the meeting and the members of the Mill Creek Board introduced themselves.
- II. **Financial Report**
  - a. **Financial summary.** The Treasurer distributed a summary financial report that listed the revenue and expenditures for November 15, 2009, to December 31, 2010. As of December 31, 2010, the balance in the checking account was \$9,134.81 and the balance in the restitution savings account (money repaid by the former treasurer) is \$1,816.22. That report is copied at the foot of these minutes.
  - b. **Federal and state taxes.** The Treasurer stated that he was working to bring the back taxes up to date. No tax is owed for most years, but there was taxable income for some years and therefore taxes will be due.
  - c. **Former treasurer.** The Treasurer gave a brief summary of the former treasurer's sentencing and the requirements for repayment of the embezzled money. He was sentenced to 20 months in the county jail, of which he is required to serve 85%, 18months). Once released, he will be required to begin repayment with a minimum of 20% of his net income. He owes \$70,700, which he will pay to the Court, who will distribute it to the HOA.
  - d. **Pond escrow fund.** The Treasurer reported that he will continue to work on an agreement for distributing the pond escrow fund. In the HOA's proposed agreement, the HOA would receive \$10,000 plus accumulated interest.
  - e. **Improved procedures.** A homeowner ask whether it would be a protection to have the HOA's books certified by a CPA at the end of each year. The President-Treasurer agreed that it would be an excellent precaution, although he noted that it would be a substantial expense for the HOA's limited budget. He described the new procedures being used (two board members as signators on the bank account, the vice president's writing of all checks, and the monthly board review of bank statements). He also noted that the fidelity bond now required by State law, and which the Board will arrange soon, would protect against an embezzlement.
- III. **Newsletter**

The Secretary, who is also the newsletter editor, asked homeowners to send suggestions for newspaper articles and to write articles.
- IV. **Topics for Discussion**

- a. **Neighborhood Watch.** Barbara Mann reminded homeowners of the Neighborhood Watch list. She also noted that she maintained a separate list for notices about items for sale and other messages that are not suitable for the Neighborhood Watch list.
- b. **Biscuit Run State Park.** Board member Janet Eden explained that the advisory committee for the new park begins its work this week. It seeks recommendations about the development and use of the park. If bonds are approved, work on Phase I development would begin in January 2012. Homeowners should let Janet Eden know their ideas about plans for the park.
- c. **Mill Creek Trail.** Board member Janet Eden described the informal meeting in the fall with Dan Mahone of the County Parks and Recreation about possible future of the Mill Creek Trail.
  - i. If the land along the trail (including the land west of the creek) was deeded to the County, the County would assume all responsibility for maintenance, security, and liability. Because the HOA cannot afford to maintain and repair the trail and because of liability concerns, such a change could be advantageous. Further the County would connect the trail with other area trails and with Biscuit Run trails.
  - ii. Over the next year, the HOA can collect information about the possibilities and the homeowners can decide whether to deed the land.
  - iii. The Board will locate or create a map showing Mill Creek, neighboring boundaries, and the Biscuit Run State Park.
- d. **Sidewalk maintenance.** Board member Janet Eden sought estimates for cleaning and resurfacing the sidewalk. Only one firm submitted a bid, which was for \$12,000. Because of the HOA's limited reserve funds, this project could not be undertaken until late 2012.
- e. **Entrance lights.** The solar-powered lights were not durable and no longer work. In the coming year, the Board will explore adding electric lights (as had been used in the past). It was recommended that LED lights might work well.
- f. **Speeding.** Homeowners are concerned by homeowners and visitors who drive far over the 25 mph speed limit and do not stop at the intersection of Mill Creek Dr. and Gristmill Dr. After discussion, it was agreed that the Board should pursue several issues with the County: (1) speed bumps, (2) repositioned or additional speed signs, (3) adding yellow lights to the speed signs, and (4) painted stripes on Mill Creek Dr. at the stop sign.
- g. **Door-to-door solicitation.** Some homeowners are concerned; the Board has discussed the issues several times and concluded that the HOA has no grounds for preventing or restricting solicitations or the means to stop it.
- h. **Community events.** The Board cancelled the annual picnic in September because of the limited budget available. Because attendance at the picnic has been very low for several years, the Board wants to explore other community-building events or activities. Suggestions from the meeting

included (1) have a spring walk to explore the Mill Creek Trail, (2) a spring clean-up event to spruce up mailboxes, (3) a “kids club” organized by Mill Creek parents, (4) an outdoor notice board where community news could be posted.

- V. **Homeowners’ questions and suggestions about other issues**
- a. **Mowing common areas.** How much mowing does the HOA pay for and how is that decided? The President explained that the HOA mows only the common areas, which does not include the homeowners’ property alongside the streets. The owners are responsible for moving all their property down to the street edge.
  - b. **Rentals.** What percentage of homes are now rentals? The President said that 17-18 of the 214 homes are now rentals, approximately 8%.
  - c. **Vandalism.** Have many homeowners had problems with vandalism, especially of cars? There was general discussion of the local news reports that seven Mill Creek homeowners had had their cars broken into, part of 35 incidents in several Charlottesville neighborhoods recently.
  - d. **Mailboxes.** Some mailboxes need substantial maintenance, and others have new boxes that have not been painted. Can’t these be brought up the required standard? After general discussion, it was agreed that the Board and the community need to pursue ways to assure that the mailboxes are maintained.
  - e. **Trail maintenance.** Janet Eden and Addeane Caelleigh plan to have a spring work party to trim vegetation and pick up trash on Mill Creek Trail.
- VI. **Board meetings moved to second Tuesdays.** The Board has decided to move its meetings to the second Tuesday of each month; the time and place will remain the same.
- VII. **Call for new Board members.** The President asked homeowners to consider serving on the board, which needs additional members.
- VIII. **Adjournment.** The President adjourned the meeting at 8:15 p.m.