

**Mill Creek Homeowner Association  
Board Meeting Minutes  
April 3, 2007**

**Board Members Present:**

Barb Mann  
Alan Shook  
Shirley Freeman  
Maritza Saavedra  
Neal Grandy

**Homeowners:**

Brian Markot  
Rao Kachibhotla

**I.** The meeting was called to order at 7:40 p.m. by Alan Shook. The minutes of the March meeting were approved as written.

**II. Homeowners' comments:** Rao asked if there was a walking or running club? It was suggested that we have a community activity bulletin board on our website

**III. Treasurer's report:** No report

**IV. Old business:** Shirley is getting estimate on mailbox replacement

**V. Common Grounds committee –**

Mary Walker, the homeowner at 137 Mill Creek Drive, noticed that her backyard became wet about 6 weeks ago. Barb called the County and Mike Frazier, along with a water specialist came out and inspected it. They couldn't find any drainage problem and there isn't any water line that goes through this area. Her yard backs up to some common area. Mr. Frazier speculated that there is a spring in her backyard or common area. He said it isn't uncommon for springs to suddenly emerge. He suggested that a French drain would carry the water away into the nearby stream. Alan will check with former owners to see if they ever noticed a swampy area. We discussed what our obligations should be in this matter. Alan will go take pictures. Other Board members plan to visit the area.

Mill Creek Beights sewer easement: Neal, Maritza and Barb met with a homeowner, whose property is adjacent to the Sewer easement. He pointed out the silt fence that was left behind when the contractors left. Barb spoke with Justin Beights and also Mike Frazier of Albemarle County. According to Mr. Frazier, the developers have promised to remove the fence within two weeks time.

**VI. Architecture review committee report:** Cheryl and David Eklund, 53 Stone Mill Ct., put in a request to replace their windows with same style windows. This was approved by Alan Shook on behalf of the Architectural Review Committee. Alan related general guidelines approvals: if a request is straightforward, such as replacements of windows, and roofs then an individual committee member can approve the request. One or more committee members should review more involved requests; the committee can ask the Board to review and approval a request.

Rao suggested that we have an electronic back up of all existing approvals for which the Board has records, and said he was willing to help scan and save them on a DVD for future reference.

**VII. New business:** No new business

**VIII. The next meeting will be on Tuesday, May 1<sup>st</sup>.** [NOTE: There was consensus to try and standardize the meeting date as the first Tuesday of each month.]

**IX.** The meeting was adjourned at 8:26 pm.