

**Mill Creek Homeowner Association  
Board Meeting Minutes  
February 6, 2007**

**Board Members Present:**

Barb Mann	Shirley Freeman
Miles Weiss	Maritza Saavedra
Alan Shook	Neal Grandy
Kevin O'Connor	

Kevin O'Connor called the meeting to order at 8:00 pm.

**1A Minutes:** The minutes for both the annual meeting and the January monthly meeting were approved as written.

**II. Homeowners' comments:** Maritza related a concern and comment from a Homeowner. The homeowner has some vandalism of outdoor lights and her doorbell was rung. She called the Police. He took about 45 minutes to get there. He was mad about not being able to cut through the access Road and wanted to know where key was. He wasn't very concerned about her vandalism. Barb said she replaced the chain and lock and she has the key but it was pointed out that Lake Reynovia also has a chain across. Maritza will find out the name of the policemen. Kevin will follow up with the police. Some SUV has been driving around the chain. It was suggested that we put a note in the newsletter that it is a fire access road and not for cars.

**III. Election of Officers**

The following nominations for officers were made:

Kevin O'Connor for President and Treasurer.

Alan Shook for Vice president

Barb Mann for Secretary

Alan moved that we accept all nominations; it was seconded, and all were unanimously elected.

Shirley said she would be willing to help with homeowner's packets if Miles doesn't want to continue or needs help.

**IV. Old business:**

Miles reported on the Virginia Land Company easement. Miles was contacted by Jennifer Linkous about a week and half ago. He suggested that they make a donation of \$500. He hasn't heard back. He will contact Board members by email when he does.

Miles consulted a lawyer about the homeowner with the illegal For sale sign. We need to keep several things in mind before proceeding. We need to get his current address so that he can be served. It will cost us a few 100 dollars to have him served. He may sell his house in the process and we would lose the money we have paid out in legal fees. Barb will send a letter to get his current address.

Miles couldn't find any record of approval of the fences at 106 and 124 Mill Creek Drive. Barb will check other files and in the meantime contact homeowners so we know history of the fences. Neal will contact 124.

Alan volunteered to prepare more specific guidelines and definitions for fences. We could put this in the newsletter or mail out next year with the dues request.

Kevin attended the public comment meeting for Biscuit Run Development. The Developer presented his revisions. The focus was on transportation. There are still issues to work out. The mixed-use development North of 64 is apparently moving along.

**V. Treasurer's report, Kevin O'Connor:** The bank account hasn't been moved to 2nd Bank & Trust yet. The CD was rolled over into a 3 month CD at Wachovia because the rates at 2nd Bank will be better after Feb. 15. We have \$12,455.08 in our bank account. 80% of homeowners have paid their annual dues; 45 have not yet paid. Historically this is a good percentage at this time.

**Grounds Report:** Barb checked into a larger receptacle for dog waste at the fire road. She found a 22-gallon size on line. It will probably cost about \$300. It would be better to find this locally. Maritza will ask Foxcroft where they got their cans. Kevin suggested checking the National Homeowner Association Website.

**Architectural Review Committee:** no report.

**New business:**

Kevin mentioned that another Homeowner has asked that the lights to be turned on at the entrance. A majority of the homeowners at the annual meeting wanted the lights back on. We should be thinking about getting bids on low Voltage lights.

A new Newsletter is due. Roussie said she would do this.

We need to be looking for Mailbox builders and follow up to see if CATEC is willing. Wednesday seems to be a better meeting day so the next meeting is tentatively March 8<sup>th</sup>.

Neal mentioned that some of the common areas need attention. There needs to be a more comprehensive maintenance plan for the common areas. It was suggested that Neal and Barb survey the common grounds and figure out what needs attention.

Adjournment: The meeting was adjourned at 9:40 pm.