

**Mill Creek Homeowner Association  
Board Meeting Minutes  
January 9, 2007**

**Board Members Present:**

Barb Mann  
Buck Klintworth  
Alan Shook  
Kevin O'Connor

**Homeowners:**

Larry Jacksina  
Roussie Jacksina

Kevin O'Connor called the meeting to order at 7:42 pm.

**Minutes:** Alan moved we approve minutes from the December meeting. Barb seconded the motion and it carried unanimously.

**Homeowners' comments:** Larry noticed a tree, about halfway down on Mill Creek Drive that looks like it is being cut down. Barb said that they haven't asked permission to cut down the tree. Alan will check on it. There is also a non-conforming mailbox at 46 Mill Creek Drive. We decided to discuss mailboxes again at the annual meeting next week.

**Old business:**

Sewer easement issue- Kevin got a call from Virginia Land Co. about signing the sewer easement. Miles was looking into this so Kevin will ask Miles about.

There were questions about two properties from last time that had not been resolved, fences at 106 and 124 Mill Creek Drive). Miles was checking the records. Since he was absent we will wait for his report at the next meeting.

A second, certified letter was sent to a homeowner asking them to remove the "For Sale" sign. A third letter will be sent informing the owner that legal action will commence on a specific date- if the sign is not taken down. Barb will confer with Miles about the appropriate words and action that should be taken.

**Treasurer's report, Kevin O'Connor:** We have \$3,853.71 in the checking account and \$10,476.49 in a CD. It matured on 12/19/06. Kevin will transfer the CD and account to 2<sup>nd</sup> Bank and Trust next week.

**President's report:** Kevin asked for items for the annual meeting agenda. These included: Biscuit Run development, the Capshaw project north of 64, street lights, or entrance lights, mailboxes, cables along Mill Creek drive for Comcast, reminders of commonly ignored/forgotten covenants, elections, and volunteers

It was decided to seek signatures for the proposed changes to covenants. Barb will send these out to board.

We should have copies of last year's minutes available.

## **Architectural Review Committee, Buck Klintworth no report**

**Grounds Committee, Barbara Mann:** Juan Diego Wade from the County left a message about “Children at play signs”. VDOT would like to put up three signs at the Mill Creek, and Gristmill entrances, She is not sure where the third sign is supposed to be placed and will let everyone know at the annual meeting.

**New business:** Kevin suggested that a copy of the subdivision plat be included in the homeowner’s packets. Everyone agreed.

Adjournment: The meeting was adjourned at 8:45 pm.

Proposed changes to covenants:

There are two groups of proposed changes:

1a. Makes fences, walls and other structures, including additions or alterations thereto built by Craig builders anytime from now on subject to architectural review process. (Without this change, Craig builders, but no one else, could build any of these things without board review).

1b. Establishes a written architectural guidelines document that serves as the basis for the architectural review committee, and stipulates how changes to the documents can be made. There currently is no such guideline that carries the legal weight of the Covenants.

1c. Allows for the erection of small satellite dishes on individual lots but not on common grounds. Federal law supercedes our prohibition of these devices, so this clarifies the Covenants for the benefit of the homeowners.

1d. Establishes a “clean up after your dog regulation

The second document allows for a single “For sale” sign to be places on single lots.