

**Mill Creek HOA Minutes**  
**Meeting Agenda**  
**Tuesday, July 3, 2007**  
**7:30 P.M.**

**Members present:** Miles Weiss, Neal Grandy, Kevin O'Connor, Maritza Saavedra, and Barbara Mann.

**Homeowners:** Carol Cutler

Kevin O'Connor called the meeting to order at 7:38 pm. There were no adjustments to the minutes and they were approved as written

**Homeowners' issues/comments:** Carol Culter would like to see common area around lake maintained in a better condition. It hasn't been mowed in a long time. A homeowner used to mowed it but can't manage it any more. In addition to the tall grass there are also some unsightly brush and downed trees. The county mows one side. Kevin said we would go down and look at it.

Maritza said one of her neighbor's commented about lights installed in the front of a homeowner's property on Mill Creek Drive. The consensus was that this was not an item that the Board can control.

**Treasurer's report** – There are two homeowners that have not paid their annual dues. One was delayed due to an incorrect address. For the other Kevin will file a judgment. He has sent 6 letters. Two letters were registered but they did not sign for them. It was suggested that Kevin might want to phone the homeowner because in addition to the dues he will have to pay filing fees and court costs. We have \$15,537.48 in checking and \$10,000 in CD at 5.5%.

**Old business:** Sat Sept 15 was selected as the date for the block party, from 4-7 pm. This date is contingent on Rose Van Epp's availability since she has generously agreed to organize the event. Barb will confirm the date with Rose.

Barb signed the sewer easement for Virginia Land Company. They were supposed to send a copy but they haven't. Barb will call.

Beights Development still has not removed the silt fence. Barb will call to check up on this.

It was decided to have a Newsletter distributed at the end of the summer. We will use this to announce the block party. We will discuss in more detail at the August meeting. Miles volunteered to put it together and print for us.

**Common Grounds committee-** Barb sent out a letter about the grass on 1460 Graystone but she sent it to the wrong address. The property has been sold and the homeowner is in Afghanistan however, it has just been cut.

137 Mill Creek Drive: Our lawyer advised us that we don't have any responsibility with regards to the water problem. Neal will provide the homeowner with the name of our lawyer. Kevin had a question about the legal fees. He will contact the lawyer to dispute one of the charges.

**Architecture Review Committee**—Now that we have an actual committee Kevin asked that all requests go through the committee. Maritza volunteered to chair the committee. Maritza asked if all requests should be submitted in writing. This was discussed and we decided that though this was probably a good idea, it was up to the committee to decide if was necessary for all requests. The houses in the neighborhood are aging and we can expect that increasing numbers of people wanting to change or update their property. We all agreed that it would be advisable to come up with more definite guidelines.

**Architectural Changes approved by the committee and/or the Board:**

1420 Graystone- change the color of house to Cocoa.  
101 Boulder Spring- proposed major renovations-  
1279 Gristmill- replace roof with the similar shingles.  
1321 Timberbranch- new windows.  
125 Mill Creek-Screened-in porch-

The homeowner at 125 Mill Creek Drive is seeking an exception for the easement of her screened-in porch from the County. She would like to extend the porch to 6 feet from her property line. Normally the required easement is 15 feet for structures. A common area is next to her property. No one voiced any objections.

**Architectural Changes pending:**

91 Mill Creek Ct.- replacing roof and shed. Maritza will ask for sample of the shingle and for plans for the shed.

**New business:**

Pond escrow- The pond was supposed to be dredged within two years of the deed. Craig Builders put money into an escrow account for dredging the pond but the County didn't dredge the pond in this time period.

There have been some dogs loose in the neighborhood. Although this was probably accidental we should remind homeowners that there is a leash law and they are responsible for controlling their animals. We also have a bear visitor. This was probably a juvenile bear just newly out on his/her own. The animal control doesn't do anything unless the bear is menacing. It might be advisable to remove bird feeders for a few days.

The first planning meeting for Biscuit Run will be held at Lane Auditorium on July 11<sup>th</sup>.

The next meeting will be August 7th, at 7:30 pm at Calvary Baptist Church.

The meeting was adjourned at **9:50 p.m.**