

**Mill Creek Homeowners Association
Board Meeting
Tuesday, July 13, 2010**

Summary Minutes

I. Meeting convened. The meeting convened at 7:30 p.m. Board members present were Neal Grandy (President, Treasurer, and Common Grounds Committee), Addeane Caelleigh (Secretary), Maritza Saavedra (Member at Large and Architectural Review Committee), Lisa Heuchert (Member at Large). Also attending for the first half hour was homeowner Larry Jacksina.

II. Minutes. Minutes of the May meeting were approved. (Board members had reviewed the minutes before they were posted on the Mill Creek website.)

III. Homeowners' Concerns

A. Larry Jacksina raised three issues.

1. Correction to Spring 2010 newsletter. In the page 3 article "10 Ways to Be a Good Neighbor," item three stated that the maximum number of vehicles which may be maintained or stored on any Lot (excluding those stored in garages) shall be three (3)." A correction will be added to the next issue of the newsletter. Mill Creek Covenants "require parking two cars in a driveway before putting any on the street." Larry Jacksina noted that this was incorrect. Article VI, Section 1(i) states instead that "The maximum number of vehicles which may be maintained or stored on any Lot (excluding those stored in garages) shall be three (3)." A correction will be published in the next newsletter.

2. Hydrant at intersection of Mill Creek and Southern Parkway. He reported that the hydrant is overgrown by grass. The Board discussed the question of who was responsible for cutting the grass around the hydrant. The President will talk with the maintenance service about cutting the grass.

3. New form of Hardiplank now available. He asked the Board to consider approval of the use of Hardiplank for siding, in addition to the cedar siding now specified in the Covenants. Hardiplank now comes in "Color Plus," with baked-on color that lasts 15 years. Some of the colors seem to be a very close matches to Mill Creek's official colors.

B. Speeding. The President noted that two homeowners have complained to him about speeding in the neighborhood and asked about the possibility of having speed humps installed. The Board explored this possibility several years ago. The President will talk with former president(s) and board member(s) about what they remember.

IV. Treasurer's Report

A. Monthly report and bank statement. The bank statement for June showed a balance of \$11,675.68 as of June 30. All outstanding obligations have been paid.

B. Restitution savings account. The account for restitution payments now stands at \$1810.

C. 2010 dues. Six homeowners still have not paid their dues. The Board discussed the list and steps to take, including personal visits to each address.

V. Old Business

A. Embezzlement trial of former treasurer. The Commonwealth's Attorney and the former treasurer's defense attorneys will accept whatever amount the President submits as the total to be used in determining restitution. A court date is set for July 15, when the former treasurer is expected to plead guilty. The President will re-examine the HOA's records before deciding on a final amount.

B. Internal Revenue Service. There has been no response yet to the President's requests for documents and information.

C. Escrow fund for the pond. The letter about disbursement of the escrow fund has been sent to Hunter Craig Builders, which has questions about the fund. These are being answered.

VI. Common Grounds Committee

A. 1295 Copperstone. The homeowner, without discussing the issue with the Board, had a stump cut out on Common Ground behind her house. (Note: This is the stump of the tree that the homeowner had cut down without permission several months ago.) See related item under New Business, below.

B. Approvals for cutting down trees. Homeowners at the following addresses requested approval to cut down trees. One or more Board members visited each site and approved the requests.

1. 84 Mill Creek Court
2. 1354 Gristmill Dr
3. 109 Boulder Spring Court
4. 1256 Gristmill Dr (approval given early but not previously reported)

C. 1413 Gray Stone Court. The homeowner has requested that a dead pine tree behind his back fence be taken down. The President is coordinating with the owner's lawyer (who sent the request).

D. Trail signage. Several current and past Board members have walked the Mill Creek Trail and located the three signposts. All the signs have been missing since hunting season last fall. Member Janet Eden has collected information on the cost of replacing the three signs; each will cost \$40.

VII. Architectural Review Committee

A. 1354 Gristmill. The new owner wants to add some windows to the house. The head of the committee requested additional information showing that the windows meet the style requirements in the Covenants.

B. 204 Alpine Court. The homeowners' request for approval to paint the house was approved as it met the requirements in the Covenants.

C. 137 Spring Mountain Road. The homeowner's request to install a shed in the back yard was approved (the wooden shed had a pitched roof and had a style compatible with Mill Creek architectural standards).

VIII. New Business

A. Mill Creek Court. A Board member had noticed smoke from what seemed to be burning brush; another Board member noted that a homeowner on Mill Creek Court often burns brush. The Board member will call County Offices to learn what regulations are in place about burning brush.

B. 1295 Copperstone. The homeowner objected to the Board President's walking across her property to reach the Common Grounds behind it. (The President was investigating the sound of a workman cutting wood in the Common Area.) The homeowner subsequently wrote the President to say that he was guilty of trespass and should in the future request permission before entering the property. The President will reply.

C. "Welcome letter" for renters. A Board member suggests that a short "welcome letter" be created to give to new renters when they move into a Mill Creek house. The letter should give general information about the community, the Mill Creek website, and selected information about covenants that would apply to them. The Board will discuss a draft letter at a future meeting.

D. Mill Creek picnic on September 18. The Board decided to again fund the annual picnic in December. An announcement will be put into the next newsletter.

IX. Next Meeting

The next meeting is scheduled for Tuesday, August 3, 2010.

X. Meeting adjourned

The meeting was adjourned at 8:45 p.m.

Board members reviewed and corrected these minutes before posting.