

Mill Creek Homeowners Association
Board Meeting
June 2, 2009

Summary Minutes

1. **Meeting convened.** The meeting convened at 7:30. Board members attending were Neal Grandy (president), Kevin O'Connor (treasurer), Janet Eden (member at large), and Addeane Caelleigh (secretary); homeowner Bill Casertano also attended for part of the meeting.
2. **Minutes.** The minutes for the May meeting were discussed, revised, and accepted.
3. **Homeowners' issues/comments/concerns**
 - a. **Bill Casertano** brought several concerns to the Board's attention:
 - i. A need to increase communication between the Board and homeowners, for example, by posting minutes on the website and re-starting the newsletter. The Board told him that because Addeane Caelleigh had agreed to serve as secretary, minutes would soon be available on the website (beginning with the April meeting). Also, plans are already underway to revive the newsletter, with the first new issue available in June.
 - ii. There seems to be more trash along Mill Creek streets. While he walks his dog and runs, he finds trash all along the routes and picks it up. He suggested that the community be reminded to pick up trash and to take steps to stop littering when they see it.
 - iii. He said that he has seen evidence of vandalism (paintballs; egging) although not recently.
 - iv. He told the Board about curbside recycling now available through Dixon Trash & Disposal and suggested that a notice about it be put in the newsletter.
 - b. **1460 Gray Stone** — concerned about a pothole in the street at the end of her driveway (small, shallow). She was advised to contact VDOT because the pothole was in the street, not on common grounds or her private property. *Update:* On the same date she called VCOT, the pothole was repaired.
 - c. **1231 Gristmill**—concerned about noise from Foxcroft Pool late at night and vandalism nearby. The president will contact the Foxcroft board to learn whether there are any official times set for using the pool and whether late night closing times are enforced, and he will mention the vandalism.
 - d. **136 Spring Mountain Ct** — concerned about mowing alongside Southern Parkway. It is not clear whether the Mill Creek property runs all the way to the street. He will check the official Mill Creek plat. If the common ground runs to the street, Mill Creek will need to mow the part of Southern Parkway that abuts common grounds. If common grounds do not go all the way to the street, the County can be asked to mow more often. *Update:* The president

checked the Mill Creek map and learned that the property goes to the street. He notified the homeowner.

4. Treasurer's Report

- a. Only two homeowners still owe dues for 2009: one has a hardship extension until June 15; the other is still not communicating even though the final letter said that the paperwork would go to the attorney.
- b. As of May 31, the HOA had \$15,985 in checking and \$10,000 in a CD. Insurance bills are expected in June, and some tree work will need to be done within the next few months.

5. Old Business

- a. The president sent a letter to the homeowner at 1318 Gristmill about neighbors' complaints about the larger number of cars and the shed that does meet community standards; awaiting reply.
- b. The can at the Gristmill dog station has been replaced (the previous one was rusted out).
- c. The draft of the "new" newsletter was discussed and approved in general.
 - i. Improvements and corrections were discussed, revisions agreed upon, and decision made to distributed it in June.
 - ii. The president will contact Miles Weiss about printing.

6. Common Grounds Committee

- a. **1295 Copperstone** — tree in common ground; mowing.
 - i. The tree in common ground that she is concerned about is healthy; there is no reason to take it down.
 - ii. Mowing the strip between the sidewalk and road is the owner's responsibility. A board member has checked with the county and found that Mill Creek had made no special agreements to move the sidewalk strips. The owners agree that their property runs to the street.
 - iii. The HOA has been mowing the strip while the issue was investigated; this will no longer be done.
 - iv. The president will send a letter with these decisions.
- b. **1348 Gristmill** — requests approval to take down a tree
 - i. The homeowner has popular tree that is leaning. Two board members visited the site and agree that it should come down.
 - ii. The request to cut down the tree is approved.
- c. **1357 Gristmill** — request that a tree in common ground be taken down.
 - i. The homeowner was told that a large sycamore in the common ground next to his property is unhealthy and needs to be taken down.
 - ii. A board member looked at the tree and agreed that it will need to be taken down. *Update:* The request is approved.
- d. **83 Mill Creek Ct** — wants to do some work on trees
 - i. The homeowner requests approval to do major work on some of the trees on his property.
 - ii. A board member will look at the trees and discuss with him.

7. Architectural Review Committee

- a. **1348 Gristmill** — repainting house; requests approval of changing color
 - i. Homeowner wants to paint his house a darker brown (an approved color) with cream-colored trim (an approved color).
 - ii. Request approved.
 - b. **1256 Gristmill** — shed and privacy fence
 - i. The homeowner wants to add a 10x18 shed in the backyard.
 - ii. She wants to put up a privacy fence to protect from neighbor's headlights. The fence would be entirely behind the front plane of the house and so fits HOA requirements.
 - iii. Both requests are approved.
 - c. **167 Mill Creek** — re-paving driveway
 - i. The homeowners request approval of re-paving the driveway
 - ii. Because the Committee Chair was away, the president sent questions about being sure about the property lines, about effect on drainage, and about whether the new paving would follow the existing "footprint" or expand the driveway.
 - iii. The president will forward the request to the Committee for response.
 - iv. *Update:* The homeowners planned to use the same "footprint" for the driveway. The request is approved.
8. **Next board meeting.** The next Board meeting is scheduled for Tuesday, July 7, at 7:30, in the Calvary Baptist Church.
9. **Meeting adjourned.** The meeting adjourned at 9:30pm.

These minutes were reviewed and approved contingent on noted revisions, July 14, 2009, at the regular July Board meeting. Revisions made to final document before posting.