

**Mill Creek Homeowner Association  
Board Meeting Minutes  
June 5, 2007**

**Board Members Present:**

Barb Mann	Shirley Freeman
Neal Grandy	Miles Weiss

Barb called the meeting to order at 7:40 pm. The minutes of May meeting were unanimously approved. There was no treasurer's report

**Grounds Committee, Neal Grandy**

Neal got a second estimate of \$5664 from Digs for water drainage problem at 137 Mill Creek Drive. The scope of work was different from Woodson estimate, which was \$6320. Digs wants to grade the area, and clear brush. Neal thinks the grading is a better option and less invasive, particularly for the homeowner. Neal also noted that a Lake Reynovia resident is piling up brush and yard waste in our common area. He will investigate this.

The legal opinion from our lawyer is that the Mill Creek Homeowners Association does not have any obligation to fix this drainage problem. At the last meeting the homeowner offered to split the cost with the Association. After discussion all present agreed that as a Board we would like to make some contribution to the cost but we were concerned that the Association's reserves are so minimal that financially it might not be viable to split the projected cost with the homeowner. It was also agreed that we should provide an opportunity for the other Board members to comment before making a final decision. Barb will ask the others to comment by email and also ask Kevin if he can comment on how much flexible cash we have available after subtracting operating expenses.

Barb has not found a new landscaper to handle mowing of common areas and maintenance of the Mill Creek entrance area. Shirley will ask her landscaper if he is able to take on the job and if so get a cost estimate.

**Architecture Committee:**

Miles received a request to replace a roof. The homeowner wanted to know if it was okay to put on a metal roof, which would be painted the color of a regular roof. The consensus was that unless it looked like a regular shingled Mill Creek roof it doesn't sound like something we'd approve. Miles will relay this to the homeowner and ask them to contact a member of the Architecture Committee with details about the proposed replacement roof.

125 Mill Creek Drive submitted preliminary plans for a 12' x 20' screened in porch on the right side of the house [viewed from the street]. All of the materials and color would match the existing structure. No one saw any objections. Miles will tell the homeowner to drop off plans to the Committee for approval.

**Old business:** Miles reported that Virginia Land Company gave us \$500 for the sewer easement. One of the officers needs to sign the document officially granting the easement with a notary present. Barb will contact Virginia Land and make arrangements to sign the agreement.

Barb met with a representative of Beights Development at the site of the silt fence and pointed it out to them. They have agreed to remove it but, given the magnitude of the job, will need a few weeks to assemble a crew.

Neal went to Biscuit Run Meeting on May 29th. He noticed that a connector trail between Biscuit Run and the Rivanna Trail was proposed along the sewer easement on our property. Neal will try to confirm this with the County. No one knew if this was part of the easement agreement, but Miles will call Rivanna and Sewer and ask if a trail would be allowed along a sewer easement.

**Other business:** Rose is willing to do the picnic again. We just need to let her know what day.

Next meeting first Tuesday in July—July 3.  
The meeting was adjourned at 8:38 pm.