

**Mill Creek Homeowners Association
Board Meeting
Tuesday, March 2, 2010**

Summary Minutes

- I. **Meeting convened.** The meeting was convened at 7:30 pm. Board members present were Neal Grandy (President, Treasurer, and Common Grounds Committee), Brian Markot (Vice President), Lisa Heuchert (At-large member) and Sue Voreis (At-large member). Absent were Addeane Caelleigh (Secretary), Janet Eden (Common Grounds Committee), and Maritza Saavadra (Architectural Review Committee).

- II. **Minutes.** Draft minutes for the February meeting were not available. Board members will review the posted minutes and notify the secretary of any corrections.

- III. **Homeowner issues/concerns**
 - a. **Question about realty companies.** A resident submitted a question about any realty companies the Board could recommend. The Board recommends that residents check with local realtors and suggests accessing the CAARS website.
 - b. **Snow.** Board members present reviewed whether a State of Emergency had been declared during the heavy snows in January and February. The Board determined that there had not been a formal declaration. It was discussed that the City of Charlottesville is hoping to be reimbursed for plowing expenses. A Board member will contact Albemarle County Department of Public Works about the possibility of submitting HOA expenses for reimbursement.
 - c. **Creek bridge on Mill Creek Trail.** Walkers on the trail have noted that the wooden pallet that provided a crossing of the creek is no longer there. The size was approximately 8-10 feet long by 3 feet wide. The Board discussed whether a local Boy Scout troop might be interested in building a new bridge as a weekend project and will follow up on any interest they might have.

- IV. **Treasurer's Report.**
 - a. **Financial status.** The HOA's bank balance available was \$13,8190.98 as of March 1, 2010.
 - b. **Bank statement.** Board members present reviewed January 2010 statement from Stellar One Bank and initialed it.
 - c. **2010 annual dues.** Four more households have paid their dues; 34 households still owe dues. The Board concluded that homeowners will be given a deadline of the end of March to pay the dues in full. The Board agreed to begin interest charges for late dues payments, as provided for in the covenants.

- d. **Yahoo website.** Miles Weiss will continue to maintain the website for Mill Creek HOA. We are reimbursing him for web-hosting fees of \$36 per quarter.
 - e. **Vacant houses.** Board members dues from vacant houses and of the possibility of putting liens on the properties.
 - f. **Attorney fees.** The attorney for Mill Creek HOA, Connor Crook, has not yet sent a bill to the HOA for services related to the embezzlement. The Treasurer will set aside an amount in reserve for this anticipated expense.
 - g. **Budget.** The Treasurer will work out a rough budget for the coming year.
- V. **Old Business**
- a. **Tax returns.** Board members discussed the outstanding HOA tax returns and filings with the IRS that were not filed by the former Treasurer. The President will write a letter to the IRS asking for a waiver of penalty fees.
 - b. **Pending trial.** The sentencing date for the former treasurer is scheduled for May 5, 2010, in the General District Court.
- VI. **Common Grounds Committee**
The committee had no items for discussion
- VII. **Architectural Review Committee**
The committee had no issues for discussion
- VIII. **New Business**
- Ideas for newsletter.** Ideas were discussed for the Spring issue:
- i. **Website.** Remind residents of the email list maintained by Barb Mann for special notices and safety issues of immediate interest to the neighborhood. It is estimated that approximately one third of households in Mill Creek are on the email list. Also, talk with Mark Louisell about adding his mailbox-repair service to the website list.
 - ii. **Further discussion of idea.** Board members will discuss further ideas at the April meeting.
- IX. **Meeting adjourned.** The meeting was adjourned at 9:45 p.m.

The next meeting is scheduled for Tuesday, April 6, 2010, at Calvary Baptist Church.

These minutes were reviewed by Board members and approved.