

**Mill Creek Homeowners Association  
Board Meeting  
Tuesday, March 8, 2011**

**Summary Minutes**

**I. Meeting convened.** The meeting convened at 7:30 p.m. Present were Neal Grandy (President and Common Grounds Committee), Brian Markot (Vice President and Treasurer), Addeane Caellegh (Secretary and newsletter editor), Janet Eden (Member at Large and Common Grounds Committee), and Maritza Saavedra (Member at Large and Architectural Review Committee).

**II. Minutes.** Minutes of the February Board meeting (which had been circulated, revised, and posted in February) were approved.

**III. Homeowner issues/comments/concerns**

- A. **Trash can on street.** A homeowner reported that homeowners of a nearby house on Gristmill Drive leave their garbage can at street side all the time. A Board member will write and deliver a note to the homeowner explaining that covenants do not allow leaving trashcans on the street after garbage collection.
- B. **Noise from motorcycle.** A homeowner contacted the Board with a complaint that a neighborhood was disturbing her children by starting a motorcycle in the mornings and sometimes in the afternoon. A Board member explained that this was an issue to be resolved between neighbors.

**IV. Treasurer's Report.**

- A. **Funds.** The Treasurer reported that the association's checking account totaled \$26,386.59 as of February 28, 2011. The restitution fund held \$1,817.71 as of 2/28/11. The checking account statement was circulated and initialed by the Board members attending.
- B. **Dues.** Approximately 184 homeowners have paid their dues for 2011. A reminder notice is being prepared to send to the remaining homeowners.
- C. **Fidelity bond.** The President has the forms for calculating the amount of fidelity bond to be purchased.
- D. **2010 federal taxes.** The 2010 tax returns are due March 15. The back taxes for 2001-2008 will be worked on afterwards.

**V. Old Business**

- A. **Minutes for November and December 2010.** The Secretary and President work together to reconstruct minutes for November and December, for which there are no notes.
- B. **Pond escrow account.** Hunter Craig is willing to split the funds in the escrow account 50/50. The Board will ask him to agree to split the fund after legal fees are paid. The attorney has sent a letter to the County describing the terms of the escrow and stating that the 50/50 split will take effect in 30 days (which ends the first week

of April). The Treasurer suggested that once the money is available, the Board should discuss priorities for future expenditures, including the escrow funds.

- C. Dog stations.** The Board again discussed the use of dog-waste stations. Lake Reynovia residents use the Mill Creek stations, and Board members have observed that at least one of them takes handfuls of plastic bags from the stations. A Board member suggested that the Board attach signs that state (in effect) “Property of Mill Creek HOA – Please take only what you can use today.” The Board agreed in principal that a sign should be added. --The Board also agreed to replace the can at the dog-waste station on Gristmill Dr; the new station will be a larger size (approximately \$370). The present can is rusted out. Small paving stones will be installed on the ground under the dog-waste station.

## **VI. Common Grounds Committee**

- A. Common areas behind the houses near 1309 Gristmill Dr.** Board members Janet Eden and Sue Voreis attend a recent meeting of the Lake Reynovia HOA Board to discuss the incident in February when a Lake Reynovia homeowner brought in tree crews to cut down trees in the Mill Creek common area behind 1309 Gristmill Dr., in the mistaken belief that they owned the common area. The homeowners and the Lake Reynovia Board continued to ask throughout the meeting that an agreement be reached to take down the trees. The Mill Creek Board members reiterated that Mill Creek will not approve cutting down the trees.
- B. Care of trees in Mill Creek.** The Board had a wide-ranging discussion of the continuing issues of caring for trees throughout the neighborhood. The Board agreed to buy two reference books about trees and the law; the books were recommended by Board member Janet Eden, a certified arborist. Janet Eden explained the policy followed in Mill Creek South: The HOA will fell a dead tree in the common area if it threatens a house or car; the tree will be felled and left down in the common area; trees that might threaten sheds on the property line are not taken down, since sheds were added later by homeowners well aware of the presence of large trees in common areas.
- C. 1463 Gray Stone Court.** A cedar tree in the common area broke apart, and part of it fell into the homeowner’s yard. The Board approved the homeowner’s removal of the part in the yard.

## **VII. Architectural Review Committee**

- A. 1298 Timberbranch Court.** The homeowner wants to add a shed at the back of the property and submitted plans. The head of the Review Committee asked for details about the materials to be used. The homeowner also wants to add a fence and will give more details about the plans.
- B. Approved colors.** Board members Maritza Saavedra and Sue Voreis will work to review the website’s description of approved colors.

## **VIII. Covenants Committee**

There were no items for the Covenants Committee

## **IX. New Business**

- A. Next newsletter.** An article in the next newsletter will discuss care of trees, including information that it is less expensive to have a dying tree taken down than one that is already dead. It is more expensive to take down a dead tree because the tree crew cannot climb a dead tree.
- B. Neighborhood social.** The Board will ask Barbara Mann to send a notice on the Neighborhood Watch email list asking for suggestions for the neighborhood social.
- C. Site of Board meetings.** For the foreseeable future, the Board will meet at members' homes rather than at the Calvary Baptist Church on Avon St. Extended.

**X. Meeting adjourned.** The meeting was adjourned at 9:20 p.m.

**XI. Next meeting.** The next meeting is scheduled for Tuesday, April 12, 2011, at Addeane Caelleigh's house.

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Board members reviewed and made corrections to the Summary Minutes.