

**Mill Creek Homeowner Association
Board Meeting Minutes
May 1, 2007**

Board Members Present:

Barb Mann
Maritza Savaadra
Alan Shook

Kevin O' Connor
Miles Weiss
Neal Grandy

Homeowners

Brian Markot
Mary Walker

Kevin called the meeting to order at 7:40 pm.
The minutes of April meeting were unanimously approved.

Homeowner's comments:

Brian pointed out an article in C'ville Review about an upcoming Planning Commission Meeting on Biscuit Run. The plan that was submitted by the Developers was sent back to Planning Commission. The Planning committee will hold a public hearing on Biscuit Run on May 29th at 6:00 pm at Lane Auditorium, County Office Building. Several Board members indicated that they would try to attend. The Board has not taken any official stance but we agreed that we definitely need to keep informed.

Treasurer's report, Kevin O'Connor: As of today we have a CD for \$10,000 and \$17,937 in the checking account. Kevin reported that we still have 10 unpaid homeowners. He sent a third notice on April 10th with an April 30th deadline. Kevin proposed that he send a registered letter threatening to put a lien on their property if they don't pay by a specified date. If a lien is filed they will have to any costs associated. He said this seems to be a new lineup. Barb moved to authorize Kevin to send out registered letters threatening liens and also authorize him to file the liens. Miles seconded this motion and it passed unanimously.

Grounds Committee, Neal Grandy. Neal summarized the water problem at 137 Mill Creek Drive. Mary noticed a water problem in Mid-February. Mike Frazier, from the County, came and looked at it. He didn't know what the problem was but said that it wasn't a water or sewer line. He suggested that a spring might have popped up. Neal had a consultant come out and give a hydrologic assessment and recommendation. He said there were no contingency plans for surface drainage from the adjacent properties in Lake Reynovia. He suggested improving the surface drainage patter by redirecting the drainage into the creek. One contractor has looked at it. He recommended a silt trap in the middle of the common area, and build a channel and birm to channel water into area. The estimate includes 10 loads of dirt, rip rap (rock), and repair to the yard (seeding but not sod.) The estimate is \$6,320. Neal asked if our insurance would cover this. Kevin will look into this. Neal will get other estimates. Miles may have some suggestions for contractors. Kevin thanked Neal for his work. Maritza recalled that there was a problem with drainage when Lake Reynovia was built. Dan Heuchert and our Lawyer was involved. She doesn't remember the outcome. She thought that they did something to divert the water. Barb will ask Dan about it. Maritza will ask Brian Smith. Miles suggested that we first consult a lawyer about this whole situation. Kevin will ask our lawyer for an estimate before he gives any consultation. If it is too expensive we will try another lawyer. Mary expressed the hope that

this could be done as quickly as possible. She is worried about mosquitoes and her yard is deteriorating.

Barb reported that Beights Development said they had the silt fence removed but Barb checked with Charlie Armstrong and he said it was still there. Neal also noticed that the fence was still up. Mr. Beights said he is working on it. Barb will keep calling him until it is resolved.

Kevin will call our landscaper about what areas he cuts and also ask him to cut the grass a little more often. Barb said to remind him to cut half of the fire road between Mill Creek and Lake Reynovia.

Architecture Committee: Kevin suggested that we send an annual flyer about what types of architectural changes require approval. Alan said he received two requests; one at 137 Spring Mountain which requested putting on a gutter that matched his house, and also a deck. Alan told him to go ahead with the gutters, but that he needs to submit plans for the deck. The homeowner at Mill Creek Ct would like to add a sunroom and wanted to know about setbacks. Alan told them to contact the County. Brian received a request to add a screened in porch at 1249 Gristmill. The plans were fine and he approved the plans. Alan will send an official letter.

105 Boulder Spring Court requested a shed. It was approved. Neal was given some plans from 101 Boulder Spring Ct. for extensive remodeling. The plans lack a site plan and summary for the changes. There may be some tree issues. It was suggested that we need to have more definite and written guidelines for acceptable or unacceptable changes. We agreed to discuss this at the next meeting.

Old business: Miles reported that he had not heard back from the Virginia Land Company regarding a sewer easement on Mill Creek common area. He requested \$500 for a community picnic. Miles got a letter back from Jennifer Linkous indicating that they did not feel this was acceptable. He wrote back restating our request.

Barb asked that the Board be included on the homeowner email list. Kevin noted that we need to get newsletter out sometime. The lights and dog receptacles are still under investigation.

Next meeting Tuesday June 5th at 7:30 p.m.

The meeting was adjourned at 9:20 pm.