

**Mill Creek Home Owners Association
Board of Directors Meeting
Tuesday, November 8, 2011**

Summary Minutes

- I. **Meeting convened.** The meeting was convened at 7:40 p.m. Present were Neal Grandy (President and Co-Treasurer), Brian Markot (Vice President and Co-Treasurer), Addeane Caelleigh (Secretary and newsletter editor), Maritza Saavedra (Architectural Review Committee), and Sue Voreis (Common Grounds Committee, Architectural Review Committee).

- II. **Approval of October minutes.** The minutes, which had been reviewed before posting on the Mill Creek website, were formally approved.

- III. **Homeowners Concerns**
 - a. **Copperstone cul du sac.** A homeowner on the Copperstone cul du sac has complained about the walkers who climb the hill from the Stoneyridge neighbor and walk across Mill Creek common land to reach Copperstone, apparently as a shortcut to walking to the shopping center. After a discussion of many issues (potential liability; realistic steps that can be taken; Mill Creek rights), the Board agreed to ask the lawyer about Mill Creek's rights and to send a letter to the Stoneyridge HOA about the problem.
 - b. **Corner of Mill Creek and Gristmill.** The homeowner at 174 Mill Creek, which is on the northern corner of Mill Creek and Gristmill, is having trouble with the trash left by students who wait for the school bus on the corner. A Board member will talk with the school children, without identifying the homeowner.
 - c. **Gristmill cul du sac.** A homeowner has raised questions about the two freestanding basketball goals that have been placed at the edge of the street on both sides of Gristmill. After discussion, it was agreed that a Board member would ask the homeowner about the circumstances of installing the structures and would call the County to learn more about zoning and property rights along county roads.

- IV. **Treasurer's Report**
 - a. **Bank accounts.** The bank statement was not available for the meeting. [The Treasurer later circulated the statement by email. The total in the checking account was \$51,754.65 as of 10-31-11. The restitution savings account contains \$1,825; no quarterly statement has been received.]
 - b. **Dues.** All homeowners have now paid their dues, with some final payments received in the past month.

- V. **Board Working Groups/On-going business**
 - a. **Mailboxes.** The working group reported being ready to write the letters notifying homeowners to repair their mailboxes. Because it is so late in the year and will soon be too cold for painting, the Board decided to wait until spring to send the notifications. In the interim, announcements will be made in the newsletter and at the annual meeting in January. Also, the members will discuss options with the lawyer.
 - b. **Tax returns.** A member discussed the situation with a knowledgeable person; the Treasurer needs answers to specific questions before the returns can be filed.
 - c. **Legal questions.** The group is still trying to schedule a meeting with the attorney.

- d. **Sidewalk resurfacing.** Two more bids are due within the week. The Board agreed that it is now too late to have the work done. The project will be announced at the annual meeting in January.

VI. Old Business

- a. **Illuminating Mill Creek sign.** The electrical work has partially completed on the lights at the entrance. The Board agreed that further work should be done to improve the lighting.
- b. **Clearing vines and dead growth from entrance area.** A Board member has pulled some of the vines. The area has a great deal of poison ivy. The dead bushes need to be removed. The Board needs to develop a plan for cleaning up the entrance area.

VII. Common Grounds Committee

- a. **Trees in common area.** A dead tree in the common area behind 1381 Gristmill needs to be taken down.
- b. **Homeowners' trees.**
 - i. **156 Mill Creek.** The homeowner has requested permission to take out a cedar; a Board member will look at it.
 - ii. **1424 Gray Stone.** The homeowner has requested removal of a crowding maple and dead trees. A Board member will look at them.
- c. **Common areas between Mill Creek and Lake Reynovia.** No work has yet been done on marking the property line.

VIII. Architectural Review Committee

- a. **Paint colors.** A Board member continues to work on establishing the current names and numbers of the Duron colors required by the Covenants. The Duron dealer is being asked to create a record of the specific palette for Mill Creek.

IX. New Business

- a. **Annual Meeting on January 18.** In conformance with the Covenants, the annual meeting of homeowners will be held Wednesday, January 18, at 7:00. A Board member will check with Monticello to see whether we can hold the meeting there. The Board generated a tentative agenda for the meeting; it will be revised and finalized at the December Board meeting
- b. **New issue of newsletter.** There was a general discussion of what should be covered in the next issue, to be distributed in December.

- X. **Next meeting.** The next Board meeting will be held December 13, 2011, at a member's home. (Contact a Board member for information on where the meeting will be held.)

- XI. **Adjournment.** The meeting was adjourned at 9:50 p.m.

The minutes were reviewed by Board members and revised before being posted.