

**Mill Creek Homeowner Association
Board Discussion Notes
September 4, 2007**

Board Members Present:

Kevin O'Connor	Maritza Saavedra
Barb Mann	Pauline Davis, Brian Markot Homeowners
Neal Grandy	Denny King, visitor
Alan Shook	

I. Kevin called the meeting to order at 7:32 pm

II. Approval of July minutes: The minutes were approved as written. (Lacking a quorum for the August meeting, there are no official minutes from August.)

III. Homeowner's issues/comments: No new issues

IV: Q&A: Candidate for County Supervisor, Scottsville District, Denny King, Independent spoke to Board about what he feels are the major issues facing the County. He gave us his cell phone number (981-6905) and urged us to call if we have questions or concerns.

V. Treasurer's Report: Kevin O'Connor reported previously via email that all the dues were paid by mid-July. As of August 31 there was \$8,867.31 in the checking account and a 10K CD. Kevin reported that we have been able to save some money on landscaping maintenance costs.

VI. Old Business: Everything is set for the party. A flyer has been distributed to all homeowners.

Kevin emailed our lawyer about the Pond escrow. There are apparently two agreements where there should be only one. One agreement says the County has two years to start working on the pond or they forfeit the escrow money. The other is with Hunter Craig with the Trustee (Greg Johnson) that the County has to act within two years but there was no provision for what to do with the money after two years.

VII. Grounds Committee, Neal Grandy: Pauline voiced her concerns about some trees on the common ground that she feels are threatening her house. We also have an estimate from Van Yahres to prune the oak, take out the pine, and put a band around the tree for a total of \$575. Pauline agreed to selective pruning and cabling of the oak tree. She's no longer concerned about the small pine that leans into her yard, but is once again concerned about the large pine to the right of the oak tree.

Several residents of Lake Reynovia are using our common area as a dumping ground for yard waste. Neal plans to make an assessment of which Lake Reynovia homeowners are doing this, and then ask them to clean up and stop doing it.

The president of Village Homes II, Stoney Ridge (Drew Price), contacted Neal about some dead trees that he thought were on our property. Neal looked at them with him and they were not on our property so no action was required on our part.

VIII. Architectural Review Committee: Several sheds and a deck were approved by the committee. The Architectural Committee decided to share all requests, votes for approval. They will only bring requests to the Board that have special issues or when they don't agree.

Maritza sent a letter to 119 Mill Creek about a shed that was erected without permission and is not in compliance with the covenants.

VIX. New business: Setting up a Neighborhood Watch program was discussed. Neal said that Foxcroft is in the beginning stages of forming a program. Alan will send out info to the email list and see if anyone is interested and we will also have a table with info at the picnic.

Kevin mentioned that we should be more aware of trees on the common and private property and that are getting old.

X. Next meeting is Wednesday October 3rd.

XI. Adjournment: Adjourned at 9:40 pm