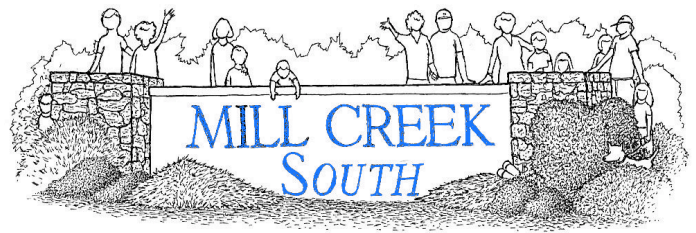


Mill Creek South Homeowners Association

Minutes of the Board Meeting, August 13, 2007 at
1605 Stoney Creek Drive



The meeting was called to order at 7:14 PM. Those present were: Board Members: Scott Walk, President; David Robinson, Treasurer; Jenny Cummins, Chip McElearney, Nini Almy; Architectural Review Board: Sally Mank; Homeowners: Carolyn Weickert, Karen Davenport, Daniel Gingerich, Paloma Vischee-Gingerich, Andy Mank, Dick Somer.

The minutes of the meeting on June 7, 2007, were approved.

David Robinson gave the treasurer's report, indicating that all dues have been collected. He provided several spreadsheets showing budgeted and actual income and expenses for the year to date. \$19,750 has been spent thus far on the playground project. David recommended and the board approved that \$35,000 of the ~\$43,000 cash on hand will be put in CD or interest bearing checking accounts.

Sally Mank reported on several issues that have come before the Architectural Review Committee. The committee received and acted upon three applications in June and three applications in July. Four applications were approved; two applicants were asked to modify their requests and resubmit their applications. Two applications were for pre-fabricated sheds. Homeowners are choosing the prefab units because they cost less than half the price of on-site-built sheds. The prefab units, however, are not fully consistent with Mill Creek South design restrictions. Sally Mank suggested MCSHOA contact the shed vendors about offering a "Mill Creek Special" shed design and inform homeowners about the requirements and the availability of an acceptable prefab shed if a vendor builds one by MCS specifications.

Sally Mank proposed a FALL Cleanup Memo be sent to all homeowners including reminders about general maintenance, noncompliant storage of equipment (such as boats, canoes, etc.) in yards, driveway paving suggestions, proper location of satellite dishes, no signs reminder, etc. Sally Mank will draft a Fall Cleanup Notice. Chip McElearney volunteered to trim around the NEIGHBORHOOD WATCH sign. Scott Walk proposed a Mailbox squad to help people with their dilapidated mailboxes.

Chip McElearney reported on the workday on August 11 when seven volunteers helped to dig holes and pour concrete to set the posts for the new playground equipment.

Carolyn Weickert suggested that the No-Sign requirement is not being observed and that consistent enforcement of this policy should be considered. Both homeowners and Realtors need to be reminded about the signs.

Chip McElearney proposed that a subcommittee be formed and empowered to draft a message to the County Board of Supervisor about Biscuit Run. The message should include the MCSHOA position on the location, configuration, and timing of a paved vehicular connecting road between Mill Creek South and Biscuit Run. The Board's first choice on timing would be when the MCSHOA community wants a paved road. Another trigger could be when a school is built in the Biscuit Run area if that school's district included MCS. Sally Mank will find out what the developers choice will be on the site of the connector.

Old Business

1. If you are selling your home and need a copy of the covenants, contact Scott Walk. The cost is \$25, payable to MCS HOA.
2. Please remember that the speed limit in the neighborhood is 25MPH. Many residents (including children and dogs) walk and bike on our streets—please be cautious.
3. Please remember that all changes to your home exterior, including sheds, windows, painting, mailbox replacements, tree removal and retaining walls need to be pre-approved by the ARC. Please contact Sally

Mank for application information.

4. The Board reminds homeowners that MCSHOA covenants prohibit all signs, including real estate, for sale, open house, political signs and any other notices.

Next MCS HOA Meeting—Wednesday, September 5, 7PM Cale School Cafeteria.

Directors and ARCC: *=present

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*Chip McElearney	At-large	972-9218	chip_mcelearney@excite.com
*Sally Mank	ARC Chair	963-7962	sallymank@iqworks.net