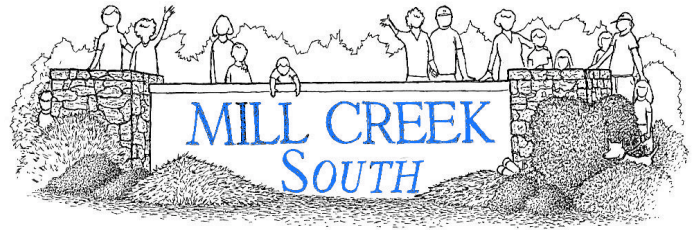


Mill Creek South Homeowners Association

Minutes of the Board Meeting, September 5th, 2007
at Cale Elementary School



The meeting was called to order at 7:03 PM. Those Board Members present were: Scott Walk (President), David Robinson (Treasurer/Website), Jenny Robinson (Secretary), Craig Lindquist (Vice President/Grounds) and Nini Almy (At Large). Homeowners present were: Karen Davenport, David and Gulnara Kurtz and Cindy Haney.

Jenny Robinson was voted in as Secretary.

The minutes of the meeting on August 13th, 2007 were approved.

Invited Board of Supervisor candidate Denny King spoke for 10 minutes. BOS candidate Kevin Fletcher and current BOS Lindsay Dorrier are invited to speak at next month's meeting.

Biscuit Run:

Karen Davenport brought up the issue of water usage, expressing concern that the county is not paying proper attention to the increased burden the development will put on our water system.

Scott Walk met with the developer and they told him that there would be a minimum 200-foot buffer between Mill Creek South and Biscuit Run. The Mill Creek South Board doesn't want any utilities running through that area. The developer showed Scott topographical maps and he thinks that their development will have minimal impact on our watershed, as far as erosion, runoff, etc.

Concerning the proposed connector road, the Board of Supervisors of Albemarle County, not the developer, is pushing the "principle of connectivity" at this point. Our board's position is that a bike/hiking trail/emergency vehicle access is appropriate, but not a connector road until we could at least use the school that may eventually be built in Biscuit Run.

The Mill Creek South Board sent off a letter to the BOS stating that the road should go in either when Mill Creek South petitions for it to be opened or when a school is built in Biscuit Run that includes Mill Creek South in its district. It should never be open for construction traffic.

Craig Lindquist mentioned contacting our lawyer to see if she could offer any advise concerning legal powers we may have to prevent the connector road.

Nini Almy suggested that we all speak for the allotted 3 minutes at the public hearing of the BOS on Wednesday, Sept. 12th at Lane Auditorium regarding this issue. We could express concerns about the connector road and the amount of wooded buffer between us.

Other business:

Treasurer David Robinson gave a summary of the financial status of Mill Creek South. He reported on the transfer of some of our funds into interest yielding CDs. He reported that we have \$25K in a 7 month CD and \$10K in an interest bearing money market account. We've earned over \$20 in interest already.

Craig Lindquist is getting an arborist to mark all of the trees in our common areas that are dead or dying. The board is hoping to be proactive in removing trees in the common area that are a potential threat to homeowners' property.

The board is considering changes to the mowing in the common areas, with the goal of reducing the mowed area and increasing the wooded areas in our neighborhood. This will increase screening, especially concerning Biscuit Run, help reduce runoff into and through our neighborhood, and reduce costs and environmental impact of pollutants from the mowers. The board requests homeowners share their input about this issue with the board so the board can consider homeowners' preferences in this decision. If possible, e-mail Scott Walk with your opinions.

There will be a Fall Festival on October 27. Keep an eye out for flyers about this. It will be off of Arrowwood, near the pond trail. There will be a moon bounce and various activities.

Meeting ended at 8:31pm.

Reminders:

- 1 If you want to get e-mails about issues regarding the neighborhood, sign up on the website: <http://www.millcreeksouth.org/email>. We do not share this information with anyone.
- 2 If you are selling your home and need a copy of the covenants, contact Scott Walk. The cost is \$25, payable to MCS HOA.
- 3 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.
- 4 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.**
- 5 The Board reminds homeowners that MCSHOA covenants prohibit all signs, including real estate, for sale, open house, political signs and any other notices in your yard or in windows.

Next MCS HOA Meeting—Wednesday, October 3rd, 7PM, Cale Elementary School Cafeteria. Homeowners are encouraged to attend.

Directors and ARC

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Craig Lindqvist	Vice President , Grounds	293-6240	craig.lindqvist@gmail.com
David Robinson	Treasurer, Website	973-6903	david@birchstudio.com
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Jenny Commins	Social Chair	295-7586	jennycommins@hotmail.com
Nini Almy	At Large	293-4598	ninialmy@aol.com
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