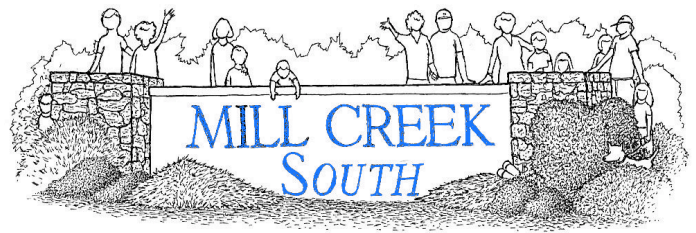


Mill Creek South Homeowners Association

Minutes of the Board Meeting, October 3rd, 2007 at
Cale Elementary School



The meeting was called to order at 7:04 PM. Those Board Members present were: Scott Walk (President), David Robinson (Treasurer/Website), Jenny Robinson (Secretary), Nini Almy (At Large) and Jenny Commins (Social Chair). Also present were Sally Mank (Architectural Review Board) and homeowners: John and Dell Erwin and Karen Davenport.

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

Jenny Commins spoke about the recently vandalized playground where bags of cement were sliced open and scattered. Don Lepsch cleaned up all of the concrete.

The Fall Festival will be held at the cul de sac on Shady Grove Court this year (not Arrowwood) from 2:30 to 4:30 on Saturday the 27th. There will be a moon bounce/jump castle and we are also inviting residents from the townhouses off of Shady Grove as well as residents in the duplexes across from Snow's Garden Center.

There will be a playground dedication in the near future, but first another workday will be scheduled for early November to lay down 6x6 timbers and mulch. A Bobcat will be rented for this day too, to clear some of the area. We will also need more gravel for the walking path. The Board will discuss landscape services for this area at a future meeting.

Invited Board of Supervisor candidate Kevin Fletcher spoke for 15 minutes about the new Biscuit Run development and area growth. He said that we need a master, comprehensive plan for Biscuit Run and wondered about the traffic and how the county will pay for this growth. He said that the proffers that have been offered won't be enough to cover the cost of road and infrastructure problems. He mentioned that maybe the Ragged Mountain reservoir would be where we'd get all of the extra water needed for the 3,100 homes to be built. As far as increased traffic goes, he guessed that eventually Route 20 would have to be widened. Jason Whitehead from the C-ville was taking notes from Kevin's speech.

Scott Walk spoke about the results of the Board of Supervisors meeting from September 12th. From what he understands, the connector road from Biscuit Run into our neighborhood on Stony Point Drive will be just a pedestrian path and emergency access road. To open it to traffic, there will need to be a public hearing. As far as the buffered area of trees between the two communities goes, there may be a utility installation there, but hopefully only if they need to connect to our utilities. This would be a scar in our buffer area. A letter about this topic is being drafted by Scott Walk to send to the Board of Supervisors.

Drainage issues near Dell & John Erwin's house were brought up. Nini Almy said that she would get a proposal about how to approach the drainage from an engineer.

David Robinson gave the Treasurer's report and noted that we have more than doubled the interest paid to us just within a month, by moving some of our accounts to interest bearing ones (fully insured, so no risk for loss of funds).

There was a homeowner request to the ARC (Architectural Review Committee) to use a different material than what the rest of the houses in Mill Creek have. It was denied. Cedar and HardiPlank are the only approved siding materials.

Grounds report: Our mowing charges in the mowing season are \$1,000 a month currently. It was decided that at our next meeting, the Board will come up with a formal policy on mowing and let the current mowers know this. The Board is considering increasing the wooded areas in our neighborhood, as it will save money, be environmentally friendly and help with erosion control. Someone brought up that maybe we can contact a government agency for a deal on trees to reforest the area. David Robinson mentioned planting hickory trees along with a native species of ornamental grass. If you have an opinion on this, please attend the next homeowner's association meeting on Nov. 7 or contact Scott

Walk (preferably by e-mail).

Scott Walk contacted the Lake Reynovia HOA president, Mary Adams, about a possible buy-in from Mill Creek residents to use their pool and tennis courts. We are waiting to hear back.

Scott Walk and David Robinson volunteered to be part of a new Mailbox Repair Team. The Board will speak about this more at our next meeting.

Dell Erwin mentioned that for homeowners who have a two-story home, installing an attic fan will keep your 2nd floor much cooler in the hot weather.

The Board also talked about possibly joining the Community Association Institute, as it would prove to be a great resource for us. They offer training sessions and excellent materials.

The meeting was adjourned at 8:35 PM.

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, November 7th, 7PM Cale Elementary School Cafeteria. Homeowners are encouraged to attend.