

Mill Creek South Homeowners Association

Minutes of the Board
Annual Meeting, 7:00PM
March 11th, 2009
Cale Elementary Cafeteria



The meeting was called to order at 7:16 PM. Board members Chip McElearney, John McMullen, Jim Muehlberg, Allison Scholl, Scott Walk, and Michael Wheelwright were present. Also in attendance were 13 Homeowners, ranging from original (1991) MCS homeowners to new buyers as of a January 2009.

Treasurer's Report: There are still approximately twenty five homeowners who have not paid their 2009 dues. Please send in your payments ASAP and thank you to all who have paid in a timely manner. Year to date financial reports were distributed to meeting attendees generating several comments and questions. Past minutes had once included monthly balance sheets for the HOA, and on the request of several homeowners, this may be done again. In the mean time, please contact Jim Muehlberg if you have any questions about the HOA's finances.

Grounds Report: Michael Wheelwright reviewed the main projects undertaken in the past year, some of which continue into this year. As mentioned in the February minutes, these major projects are the Arrow Wood Drive retention basin (erosion control), open space/common area mowing modifications, distressed tree survey and removal, and the naturalization of roadway slopes. The naturalization project includes spring planting of natural flowers and native plants. After some homeowner comments, Scott and Michael reviewed the Board's past solicitations for feedback on grounds upkeep that resulted in a consensus to move away from extensive mowing in common areas in favor of more naturalization.

Social Chair Report: Residents are asked to mark their calendars for an upcoming Spring Social on April 4 and the Bi-annual Community Yard Sale on May 2. More information regarding these events will be out soon. We are also seeking a new Social Chair as Jenny steps down later this spring. One homeowner expressed a desire for more adult-oriented events rather than solely child-centered events, and several veteran homeowners mentioned that many cul-de-sacs and neighbors host 'block parties' at different times during the year instead of relying on a community-wide event. This is a great way to meet your neighbors and enjoy the community atmosphere. As the weather improves, get outside and meet your neighbors!

Website Chair Report: John McMullen discussed an online forum he instituted several months ago linked through our website <http://www.millcreeksouth.org> and how it has not received much activity. If anyone has any suggestions for improvements, please contact John. He also mentioned the email distribution list we maintain, and there was a discussion on how useful the Referrals section of the site is when you are looking for homeowner ratings on local services. Feel free to review this section and submit your own comments online.

General: The Board reviewed the lawsuit against the owner of the vacant fire damaged house at 447 Hidden Ridge and two homeowners volunteered to research like situations faced by other HOAs.

Homeowner concerns about excessive vehicular traffic speeds in the neighborhood were mentioned and all are encouraged to slow down and obey the posted speed limits, particularly as spring weather approaches and more of us spend time outside.

Homeowners in need of mailbox repair should contact Scott Walk. You can have your original box repaired, rebuilt, or replaced for a fee depending on the extent of the damage. Primer and paint specifically for the mailboxes (Duron's Shore Beige) is FREE to all homeowners looking for the do-it-yourself method.

The four nominated Board candidates all won election. One write-in candidate did not receive a majority of votes

and was not seated, but should anyone have a desire to join the Board, please attend upcoming meetings and get involved. There is plenty of work to do!

The meeting was adjourned at 8:12 PM.

Reminders:

- If you want to get e-mails about issues regarding the neighborhood, sign up on the website. Your e-mail address is kept confidential.
- If you are selling your home and need a copy of the disclosure packet, contact Scott Walk. The cost is \$25, payable to MCS HOA.
- **Please remember that the speed limit in the neighborhood is 25 MPH. Many residents (including children and people with dogs) bike and walk on our streets, so please be cautious.**
- All changes to your home exterior, including but not limited to sheds, windows, painting, mailbox replacements, tree removal and retaining walls need to be pre-approved by the ARC. Please contact Dell Erwin at 245-5891 for application information or for mailbox paint and primer.
- 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.
- The Board reminds homeowners that MCSHOA covenants require our yards be maintained in a presentable appearance and with no storage of materials/household items visible from the roadways.
- Mailbox repair/replacement is available for \$25/\$100, respectively, payable to the MCSHOA. Contact Scott Walk.

The next MCS HOA Meeting will be Tuesday, April 14th at 7PM at Cale Elementary Cafeteria. All homeowners are encouraged to attend and provide input.

Directors and ARCC: *=present

*Scott Walk	President	977-8827	sw7g@virginia.edu
*Allison Scholl	Vice President	293-8814	ascholl@wildblue.net
*Chip McElearney	Secretary	760-3644	chip_mcelearney@excite.com
*Jim Muehlberg	Treasurer	293-3576	jim@muehlberg.org
Jenny Commins	Social	295-7586	jennycommins@hotmail.com
*John McMullen	Website	975-2821	johnmcmullen@gmail.com
*Michael Wheelwright	Grounds/Maintenance	296-6134	wogonjm@netzero.net