

Mill Creek South Homeowners Association

Minutes of the Board Meeting, June 5, 2007 at Cale
School



The meeting was called to order at 7:07 PM. Those present were: Board Members: Scott Walk, David Robinson, Jenny Robinson, Nini Almy; Architectural Review Board: Sally Mank; Block Captains Chair: Mary Alice Bond; Boundary And Roads Chair: Karla Berger; Homeowners: Carolyn Wicker, Catherine Reynolds, Glen Michael, Mary Alice Bond, Pat Vance.

A quorum of Board members being present, Scott Walk was unanimously elected President of the Board of the Mill Creek South Homeowners Association.

The Board expressed heartfelt thanks to Joe Cantu for his dedicate service as President of the Board for approximately two years.

The minutes of the meeting of May 1, 2007 were approved as corrected.

The next meeting will be held at Scott Walk's house (1605 Stoney Creek Dr.) on Monday, July 9, at 7PM.

Treasurer David Robinson distributed a five year summary of the income and expenses of MCSHOA. The average annual total expenses were \$14,855 and the average annual income was approximately \$16,000.

Two homeowners have not paid their 2007 dues and, per the MCSHOA covenants, papers will be filed in court to recover these dues.

David Robinson also reported that the association could earn 5% or more by putting some of the Association funds in CD's. He will find out which local bank can offer the best return.

David Robinson would like to draw up a budget for the Association. Sally Mank and Carolyn Wicker will serve on a committee to assist in that effort.

Doggy Pots: Catherine Reynolds, who has been replacing the bags in the Doggy Pots, reported that the two Doggy Pots need repair and possible replacement. Scott Walk will talk to Craig Lindqvist about this issue. The Board thanked Catherine Reynolds for her continuing service.

Architectural Review Board chair, Sally Mank, reported on recent and pending actions of the ARC. Changes in FCC regulations regarding TV antennae require that MCSHOA revise its requirements for the size and placement of such antennae. Sally Mank will draft some suggested regulations for the Board's review.

Grounds and Maintenance: Stormwater drainage problems that have created a gully near Arrowood properties were brought to the attention of the County in November, 2000. This situation will be exacerbated by stormwater runoff from the proposed Biscuit Run development. Sally Mank brought this problem to the attention of the Albemarle Planning Commission at its meeting on May 29. Sally Mank will talk to representatives of the Department of Economic Development in early July about the potential impact of Biscuit Run on the drainage situation and on the pond in MCS. Craig Lindqvist and Karla Berger will work with Sally Mank on this issue.

Biscuit Run: At the Planning Commission meeting, MCS home owners Sally and Andy Mank and Nini Almy spoke to the issue of Biscuit Run's stormwater, the undesirability of a vehicular road (versus a fire road/bicycle path) connecting Biscuit Run and Mill Creek South, as well as the shrinking proposed wooded buffer between the two subdivisions. The Biscuit Run proposal will go to the Board of Supervisors later in the summer. Mill Creek South residents should be prepared to attend that meeting and to continue to monitor the progress of Biscuit Run and its impact on our subdivision.

Web-Site Chair David Robinson said that 65 MCS homeowners have signed up to receive information from the Board. Their e-mail addresses will not be given to others. Homeowners wishing to receive notices can sign up at millcreeksouth.org/email.

Playground chair Chip McElearney could not attend this meeting but sent a report that the equipment

will arrive in late June/early July. Neighborhood volunteers will be needed to prepare the site and help with installation. Site preparation will begin on June 16 and June 23 . Please contact Chip if you can help and/or have tools that will be needed (eg, saws, weedeater).

Neighborhood Watch: A recent robbery on Shady Grove has underscored the important role our Block Captains play. These captains can alert their neighbors about crimes and also help distribute the minutes and other MCSHOA notices. Mary Alice Bond, Block Captain chair, reminds all residents about the importance of locking up windows and doors as well as other precautions.

Urgent Need: The board continues to have an opening for a **Secretary** and appeals to the neighborhood for someone to step forward to fill this crucial post. The primary responsibilities are taking minutes during the meeting and compiling them afterward in a timely fashion. Please contact a board member if you are interested in serving in this capacity.

The meeting was adjourned at 8:30 PM.

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 painting, window replacements, tree removal and retaining walls need to be pre-approved by the ARC. Please contact Sally Mank for application information and for mailbox paint. Architectural Review guidelines and the application form are on the website.**
4. **Signs and other solicitations** have begun to crop up in the neighborhood. The Board reminds homeowners that **MCSHOA covenants PROHIBIT ALL SIGNS, including real estate, for sale, open house and any other notices.**

Next MCS HOA Meeting—Monday, July 9, 7PM, 1605 Stoney Creek Dr.

Directors and ARCC: *=present

*Scott Walk	President	977-8827	sw7g@virginia.edu
Craig Lindqvist V-Pres	293-6240	Craig.Lindqvist@gmail.com	
*David Robinson	Treasurer, Web-Site	973-6903	david@birchstudio.com
Jenny Commins Social	295-7586	jennycommins@hotmail.com	
*Nini Almy	At Large	293-4598	ninialmy@aol.com
*Jenny Robinson	At-large	973-6903	jenny@birchstudio.com
Chip McElearney	At-large	972-9218	chip_mcelearney@excite.com
*Sally Mank	ARC Chair	963-7962	sallymank@iqworks.net