

Woods at Mill Valley Homeowners Association  
Board of Trustees and Officers Meeting  
Sept 14, 2006 6:00PM

Attendance: Sharon Weller (Trustee/President); Steve Smith (Trustee); Brian O’Kane (Trustee); Jeff Loos (Vice President); Kyle Keator (Treasurer) Left early and returned; Mary Faulkner (DRB Chair); John Crockett (DRB) Came Late

Minutes 7/13: Approved with corrections: O’Kane/Weller/Keator/Loos: Yes Smith: Absent

Minutes 7/29: Approved with corrections: Smith/Weller/Loos/Keator: Yes O’Kane: Absent

**Treasurer Report Keator**

Balance \$28124.44

Dues Update

232 Received

4 Received after Late fee date without late fee.

Bill for balance remaining (Late Fee) Approved: Weller/O’Kane/Smith: Yes

21 No Payment:

Smith and Keator discussed the desire for guarantee of delivery to homeowners.

O’Kane/Weller/Loos satisfied with 3 requests for payment via mail.

Smith brought up the ramifications of filing liens.

File Liens for non payment of dues: Approved: O’Kane/Weller/Smith: Yes

1 in foreclosure: Write Off

1 Overpayment to be refunded to homeowner.

**DRB Report Faulkner**

Neighborhood Audit Complete. Report of violations presented.

Satellite Dish “Visible from street”: Take under advisement for further discussion.

Definite Violation: Need enforcement, policy, and remedy date from Trustees.

Possible Violation to be examined further by DRB.

Homeowner letter requesting Board intervention/review. DRB decision stands. Weller to draft response letter.

**President Report**

Pavers replaced at Deer Crossing Pond. A few removed again. Lawnsapes contacted to secure. Police report filed. Loos to replace and secure.

Pine trees at Deer Crossing: No progress. Lawnsapes has committed to correcting.

**Trustee Report O’Kane**

Entrance Lights: Integrated Electric tightened connections in breaker box-short term fix. Center light out again. To return and test further.

Pond on Cobblestone: Fountain tripping breaker. Pond Source to investigate and fix.

Smith discussed examining contracts for next year for all inclusive contracts.

**Trustee Report Smith**

Muskrat: Provided info to homeowner.

Website: Contact info posted.

Requested continued access to documents. To continue working with document owners to review.

**Neighborhood Watch O’Kane for Stephens**

Discussion concerning name and committee as part of HOA.

Officially verified as HOA committee and name Safety Committee: O’Kane/Weller/Smith: Yes

Approved \$11 for printing: O’Kane/Weller/Smith: Yes

**Beautification Loos**

Cleaned up front entrance. Gave away anything still alive.

Plan: Perennials low maintenance, some annuals. Decorate for seasons.

Now a Dominion lot in that area. O’Kane to check ownership and future of entrance sign ownership.

**Unfinished Business:**

Deed Restriction Violation Enforcement: Tabled until meeting with lawyer.

Forum: Discussion concerning state of Forum. Helping or hurting? Tabled

Secretary: Laura Sabido and Debbie Richmond volunteered.

Debbie Richmond Approved: O’Kane/Weller/Smith: Yes

Thanks to both women for volunteering.

HOA Meeting: October date to be targeted. Specific date TBA

Newsletter: Weller to begin. Input requested from all.

Standard Forms/Processes: TBD

**New Business:**

Approved up to \$500 for improvements: O’Kane/Weller Yes      Smith: No

Homeowner Complaints to DRB: Handling. Will continue and respond to all.

Paying Bills/Buying Supplies: Discussed possible changes. Tabled.

Folders Weller/Office Supplies Faulkner: Approved: O’Kane/Weller/Smith: Yes

Weller to set meeting with attorney as available to discuss issues/questions.

Next Board/Officer Meeting Saturday Oct 14, 8:00AM. Location TBD.

Submitted by O’Kane acting Secretary