



Milhaven HOA Board of Directors Annual Meeting
Monday, June 9, 2025
7:00 PM
AGENDA

1. Call to Order: Connie Daniels
2. Quorum determined: bylaws state 1/2 owners (ballots/proxies) or 42 members. Approval
3. Introduce current HOA Board
 - Connie Daniels, President
 - Nathan Janocka, Vice President
 - Ashley Herrinton, Secretary
 - Noah Tucker, Treasurer
 - Judi Baker, Social Chair
4. President's Overview of the year: Appreciation & Thank You's
 - a. September 2024 – Back-to-School Social
 - b. October 2024 – Halloween Parade
 - c. December 2024 – Luminaries
 - Thank yous
 - a. Ashley Herrinton for keeping up our web site, electronic payments, Yard of the Month Coordinator and Newsletter creator
 - b. Kaitlyn Butcher for painting the Little Library
 - c. Todd Weinberg & Kate Moore – Keep Henrico Beautiful volunteers
 - d. Todd & Lori Fuller – Luminaries – coordinating and delivery
 - e. Eddie & Debbie Bunting for taking care of the HOA Mail/PO Box
- d. ARC Architectural Review Requests July 2024-June 2025 – All approved
 - Feb. 2025 – Wanda Vizcaino 3633 Milbury Run St. – removal of 2 diseased and dying trees; and 2 trees threatening the house
 - April 2025 - Wanda Vizcaino – updates on house - Henrico County approval to add on to back of house to expand kitchen; new railings, new siding, update windows, and change gravel driveway to concrete.
 - April 2025 – Michelle Crumpler 3612 Milbranch Place – new siding on home same color as home, dark gray.

- May 2025 – Andrew & Sarah Hardymon – removal of 1 diseased tree, and 1 leaning on garage
- Connie Daniels will go off the ARC committee. Nathan Janocka will join the committee

5. Approval of Minutes from June 2024 – motion and second

6. Overview of Financials - Treasurer's Report – Nathan Janocka

- Noted by Ashley Herrinton that \$490 should be listed in the "overdue assessment and late fee" for two years of missed payments for the property at 3705 Milbrier Place.

7. Motion to Adopt Budget - motion and second - adopted for FY26.

8. Reserve Study reviewed by Nathan Janocka

- Suggested moving \$25,000.00 into an interest bearing account separate from the operating budget.
- The new board will look into this

9. Board of Directors – nominated: Keith Erk; Matt Hayes; and Rebecca Mateo

(Keith and Rebecca unable to attend) Asked for nominations from the floor, none. Motion and a second to approve these three.

Total Number of Ballots/Proxies Received	Keith Erk	Rebecca Mateo	Matt Hayes	Write-In	Minutes	Budget
48	47	47	47	0	46	45

- The ARC committee is Nathan Janocka, Neil Bhatt, and Jeff Carlson

10. Owner Comments and Questions

- Sheryl Stephens suggested a committee be appointed to review the treasurer's work each year. The new board will look into setting this up.
- Ashley Herrinton recommended a review of the ARC form and updating it to coincide with the revised bylaws and restrictions. The new board will complete this.

11. Adjourned at 7:45 pm