



Milhaven Home Owners Association, Inc
Board of Directors Annual Meeting
Monday, June 8, 2026
7:00 PM
AGENDA

1. Call to Order: Ashley Herrinton
2. Quorum determined: bylaws state ½ owners (ballots/proxies) or 42 members. Approval
3. Introduce current HOA Board
 - Ashley Herrinton, President
 - Noah Tucker, Vice President
 - Matt Hayes, Secretary
 - Keith Erk, Treasurer
 - Becca Mateo, Social Chair
4. President's Overview of the year: Appreciation & Thank You's
 - Becca Mateo with Socials recap
 - a. September 2025 – Back-to-School Social
 - b. October 2025 – Halloween Parade
 - c. December 2025 - Holiday Party
 - d. December 2025 – Luminaries
 - e. April 2026 - Come Home Race
 - Thank yous
 - a. Ashley Herrinton for keeping up the website, Yard of the Month Coordinator and Newsletter creator
 - b. Sophia Mateo for painting the Little Library
 - c. Todd Weinberg & Kate Moore – Keep Henrico Beautiful volunteers
 - d. Todd & Lori Fuller – Luminaries – coordinating and delivery
 - e. Noah Tucker & Keith Erk for taking care of the HOA Mail/PO Box
- d. ARC Architectural Review Requests July 2025 - June 2026 – All approved
 - July 2025 - 3608 Milbranch Place - Tree Removal
 - September 2025 - 3604 Milbrier Place - Windows, doors, dumpster on site, storage pod
 - October 2025 - 3625 Milbury Run Street - Tree removal

- November 2025 - 3633 Milbury Run Street - Dumpster on site, add additional square footage on rear
- December 2025 - 3700 Milbrier Place - Screened in porch, new siding to match existing, redo driveway
- February 2026 - 13709 Milbranch Court - Deck Replacement
- May 2026 - 3612 Milbury Run Street - Shed Request
- Connie Daniels will go off the ARC committee. Nathan Janocka will join the committee

5. Approval of Minutes from June 2025 – motion and second

6. Overview of Financials - Treasurer's Report – Ashley Herrinton / Matt Hayes

- Reviewed financial overview. \$1879 projected year end surplus with a \$32,176 reserve fund balance.
- Ashley Herrinton proposed an HOA management service called Baselane to manage dues payments, a holding cell for the reserve fund, and easy access to financial documents.

7. Motion to Adopt Budget - motion and second - adopted for FY27.

8. Board of Directors – nominated: Vera Dham and Alex Nieves. Noah Tucker will serve a second term. Asked for nominations from the floor, none. Motion and a second to approve these two.

Total Number of Ballots/Proxies Received	Vera Dham	Alex Nieves	Write-In	Minutes	Budget
	46	47	0	47	47

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

10. Owner Comments and Questions

- Sheryl Stephens motioned for a financial review committee. Ashley Herrinton will represent the previous board, Sheryl Stephens, Kristie Taylor, and Kelly Janocka volunteered to serve on the review committee.

11. Adjourned at 7:30 pm