

## MCSHA ANNUAL MEMBERSHIP MEETING

July 3, 2010

Mill Creek, California

1. Call to Order: Meeting was called to order at 10:00 a.m. by President Howard K. Wolff.
  - a. Pledge of Allegiance
  - b. Change in homeowners was announced:
    - i. New Owners Cabin #58: Tom Childers and Nancy Jones
    - ii. New Owners Cabin #68: Eric and Margie Nielsen
    - iii. A moment of silence was observed after noting several homeowners who had passed away since the last annual meeting: Georgia Litzer, Cabin #1, Stan Wyer, Cabin #9, Doug Young, Cabin #31, Jack Roach, Cabin #38, and Tom Crowell, Cabin #102.

Board members were introduced: Howard K. Wolff, President, Susie Kirch, Secretary, David Zeichick, Mike Silveira, Bill Zeller and Russ Jarvis. (Preston Dickinson was not present.)

2. Approval of minutes of last annual meeting: Gennis Zeller (Cabin 131) moved and Frank McCaughey (Cabin 11) seconded a motion to approve the minutes of the July 4, 2009, annual meeting. Motion passed.
3. Treasurer's Report: Bill Zeller presented the report for Treasurer Preston Dickinson (who was coaching All Star Little League). Bill explained the spending priorities for the Board are: cleanup of common lands, enforcement of CC&Rs, and road maintenance. The dues remain the same. Sara Basart (Cabin 69) moved to approve the Treasurer's Report and Sharon Karaica (Cabin 71) seconded the motion. Motion passed.

Bill Zeller also reviewed the handout of FY 2009-10 expenditures which was provided to members. Howard Wolff noted that MCSHA spent approximately \$8000 for fire protection and fuel reduction on common lands, \$3600 for legal fees relating to CC&R enforcement and \$9000 for road maintenance.

4. Elections: Mike Silveira asked for nominations from the floor. Hearing none, Mike explained that the 5 nominees on the ballot could be elected by affirmation if the membership wanted to do so. Amy Webster (Cabin 83) questioned how 1 and 2 year terms would be determined if the vote was by affirmation. It was explained that the elected Board members would decide 1 and 2 year terms by flipping a coin. Tom Webster (Cabin 83) moved to approve the 5 nominees (Howard Wolff, David Zeichick, Russ Jarvis, Preston Dickinson and Bill Zeller) by affirmation. Frank McCaughey (Cabin 11) seconded the motion which passed.
5. Common Land Cleanup Report: Howard Wolff reported that, although a lot of cleanup had been accomplished on common land last season, the winter storms had caused considerable damage

that needed to be addressed. He announced that Dave Sims of Toppers Tree Service would undertake the cleanup project during the coming week on common lands. Additionally, hazard trees are being identified for removal and will probably be removed by the same contractor, hopefully during July.

Bernie Gleason of Cabin 132 asked for clarification on how hazard trees are marked, indicating that he had a tree near his property that was marked with a white mark at the bottom. Terry Neher responded to the question, noting that PG&E had been in the area recently marking trees for removal along power lines.

Frank McCaughey (Cabin 11) noted that PG&E had replaced a number of power poles during the winter storms and, in some instances, had left the old poles on the property. Frank indicated homeowners should contact PG&E if they had such power poles left in their areas, and PG&E would remove them at no cost to the homeowners.

Fleet Irvin (Cabin 97) commended President Howard Wolff on work he had personally performed to help clean up several areas in the homesites.

Terry Neher (Cabin 1 and 6) asked whether wood from the cleanup of common areas would be left for the homeowners. Howard Wolff responded that some of the cedar would be taken by the contractor for use as furniture, some chipping would take place in areas where there are no cabins, and some wood might be left that could be taken by homeowners.

A question was raised from the audience regarding debris piled along the highway that had not been removed/burned since last season. This debris is not on the Association common ground; it is on Forest Service or private ground. Terry Neher noted that he had been told the burn piles on Forest Service land may be burned later in the fall.

6. ARC Report: Mike Silveira, Chairman of the ARC, reported the committee had processed 12 applications for improvements since the last annual meeting. Most people are using the website application and the committee is committed to responding to requests within 10 days if the application is submitted electronically and within 15 days if submitted by U.S. Mail. Mike introduced committee members Paul Karaica (Cabin 71), Russ Jarvis (Cabin 121), Art Sugden (Cabin 43), Susie Kirch (Cabin 3) and Mike Silveira (Cabin 92.) Mike thanked Amy Webster for all of her help posting and forwarding information through the website. Joanne Kittle (Cabin 10) asked about the variance procedure and Mike explained that a procedure was available in section 12.5 of the CC&Rs and that the committee had recently gone through this process with another request.
7. CC&R Enforcement Report: Howard Wolff reported there have been 2 formal complaints made. Work resolving the first complaint has been a year long process. A new attorney (Greg Einhorn) has advised that the best method of resolving such issues is to treat as an ordinance, notice the owner of the violation, proceed with cleanup if the owner does not voluntarily resolve the problem, and then bill the owner for the cost of the cleanup. Recovery of costs can be accomplished by billing, a lien or foreclosure if necessary.

8. Road Maintenance Report: Bill Zeller reported for Chairman Preston Dickinson, explaining the process that had been followed to determine how best to treat the roads, the work that had been done on the roads last season and the damage that had been done to some roads over the winter. Bill noted that the Board was considering adopting a policy that no plowing take place on association-maintained roads in the winter, except in emergency situations. He then asked for input from homeowners and the following comments were offered:
  - a. Amy Webster (Cabin 83) :Questioned what constitutes an emergency?
  - b. Tom Webster (Cabin 83): Stated he liked unplowed roads in the winter and would like to see plowing restricted
  - c. Scott Schimke (Cabin 54): Said that no plowing should be allowed in the winter, as it will damage roads.
  - d. Cameron Eye (Cabin 78): Noted that any emergency vehicles would have the proper equipment.
  - e. John Kirch (Cabin 3) asked whether driveways would be exempted from the policy
  - f. Sharon Karaica (Cabin 71) asked everyone to remember that this is a summer homeowners association and that no snow plows should be allowed
  - g. Jim McDaniels (Cabin 119) noted that he shoveled the road by hand in the 1970s and that caused no damage to the pavement
  - h. Frank McCaughey (Cabin 11) asked if it will be okay for properties along Hwy. 172 to cut through the snow berms to get to their driveways.
  - i. Bernie Gleason (Cabin 132) said we need to make a distinction between roads and streets; the travel areas maintained by the Association should be called streets
  - j. Bill Zeller (Cabin 131) noted that he had had conversations with Supervisor-elect Dennis Garton of Tehama County about the possibility of the County helping with the road maintenance
  - k. Terry Neher (Cabins 1 and 6) asked what would be done about 4 wheel drives that attempted to break through unplowed areas in the winter

Bill thanked everyone for their input on this matter.

9. MCSHA Handbook: Bill Zeller and Gennis Zeller produced this handbook. 2010 updated version is available. Bill asked that anyone with suggestions for future books contact him.
10. Labor Day BBQ: David Zeichick asked members if they wanted to again help sponsor a Labor Day BBQ for the members, splitting the cost with the Water Board. Jim McDaniels (Cabin 119) moved to have a 2010 Labor Day BBQ; Sara Basart (Cabin 69) seconded the motion, which passed. Jim McDaniels (Cabin 119) moved to have the association spend \$500 for the Labor Day BBQ; Tom Webster (Cabin 83) seconded the motion, which passed. Fleet Irvine suggested the Association again invite other local residents and also include regular visitors in the RV Park to participate. These neighbors will be invited to attend as guests at a cost of \$5 per person. Members were encouraged to donate items for the silent auction held at the BBQ, which helps offset cost.
11. Election results were announced earlier when nominees were voted in by acclamation.
12. Announcements:

- a. Terry Neher:
    - i. Annual 4<sup>th</sup> of July Pancake Breakfast would take place in the resort parking lot from 8-11 a.m. Raffle tickets (6/\$5) available at the store. Proceeds will benefit the Mineral-Mill Creek Volunteer Fire Department. Cost of the breakfast is \$5/adults and \$3/children. Parade lineup is at 9:30 a.m., with the parade approximately taking place at 10 a.m.
    - ii. Terry also noted there had been bear sightings in the area recently and urge owners to be careful, not leave foot out, etc.
    - iii. Terry noted the resort will be closed September 17-20 for a special event.
  - b. Ralph Meuter reported on progress of the Mill Creek History Project:
    - i. About 1/3 of the homeowners have responded
    - ii. He and Marilee have gotten some good information from the Forest Service
    - iii. Many interesting anecdotes have been received from long-time residence
    - iv. The Meuters will send out a draft copy to homeowners sometime in the coming year
    - v. Goal is a first draft by the next annual meeting
    - vi. End product has not yet been determined – possibly a document
- Jim McDaniels (Cabin 119) offered that he had a number of pictures of the original store and information that he would like to share.
- c. Dennis Garton:
    - i. Supervisor-elect of District 3/Tehama County introduced himself. He is also the Undersheriff of Tehama County and will take office as Supervisor on 1/3/11. He will research the possibility of assisting with road maintenance.

Meeting adjourned at 11:05 a.m.