

MCSHA ANNUAL MEMBERSHIP MEETING

July 2, 2011

Mill Creek, California

1. Call to Order: Meeting was called to order at 10:15 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; Cabin #40: William and Sally Loker
 - ii. A moment of silence was observed after noting several homeowners who had passed away since the last annual meeting: Paula Crowell and Tom Crowell, Lot #102; Bob Schimke, Lot # 54; John Roche, Lot #38; Stan Wyer, Lot #9, Leonard (Larry) Reynolds, Lot #88.
2. Approval of minutes of last annual meeting: Gennis Zeller (Cabin 131) moved and John Kirch (Cabin 3) seconded a motion to approve the minutes of the July 3, 2010, annual meeting. Motion passed.
3. Treasurer's Report: Treasurer Preston Dickinson reported the status of the Association funds. Shirley Boracci (Cabin 15) questioned whether there was a current profit and loss statement available. Jack Majors explained there was a typo on the Budget statement, which should say 2010 and NOT 2009-10. That is the current correct statement of the account. Georgene Neher (Cabin 5) moved to approve the FY 2011-12 proposed budget. Tom Webster (Cabin #83) seconded the motion, which passed unanimously. (See attached proposed budget.)
4. Elections: Mike Silveira, Bill Zeller and Susie Kirch were on the ballot for re-election to terms on the Board. Howard Wolff asked for nominations from the floor. Hearing none, the 3 current Board members were re-elected by affirmation of the members.
5. Common Land Cleanup Report: Howard Wolff reported the common land cleanup continues. Last year's effort was substantial due to heavy winter snows. The majority of burn piles left from last year had been burned and the remaining piles would be burned in the fall when burning is again allowed. Review of common lands would continue to see what additional work needs to be done.
 - a. Richard Gistelli (Cabin #128) questioned the status of common lands along Hwy. #172 and whether hazard trees in those areas would be removed at Association expense. Howard Wolff responded that, yes, removal of trees on any common land is paid for by Association funds allocated for this. He noted that homeowners should report to the Board any such hazard trees.
 - b. Laurie Faniani (Cabin #100) asked about status of the slash piles waiting to be burned. Pete Seward is working on the common land slash piles and will complete remaining piles in the fall. Forest Service is responsible for slash piles on Forest Service land and are supposed to burn piles within 2 years following the piles being made. Joe Klein (Cabin #72) said he had spoken to the Forest Service regarding the piles and was advised

that homeowners should call the forest service themselves and ask that the piles be taken care of. Terry Neher provided the phone number for the Forest Service Office in Chester (258-2141) and indicated callers should ask for the fire prevention officer.

6. ARC Report: Mike Silveira, Chairman of the ARC, introduced current committee members: Paul Karaica (not present), Art Sugden, Susie Kirch, and Russ Jarvis (not present). Mike noted for the homeowners that cabin trim needed to be in forest colors as well as the cabin itself. He reported the committee had processed 9 applications for improvements since the last annual meeting. Mike noted that the Committee is seeking new members and asked for volunteers. Gennis Zeller (Cabin #131) asked about County permits and Mike explained that it was a totally separate process.
7. CC&R Enforcement Report:
 - a. Howard Wolff reported the Board had caused voluntary correction of some long term problems.
 - b. Association attorney has advised revision of the CC&Rs to comply with changes in the law. Board will be working on reviewing and revising CC&Rs and this will be a long process. Frank McCaughey (Cabin #11) asked whether the vote on changes to CC&Rs would be held at the next annual meeting. Frank then made a motion to vote on CC&R changes at the next annual meeting. The motion was seconded by John Dolan (Cabin #12). Discussion followed. Gennis Zeller (Cabin #131) , Janice Heckerson (Cabin #70) suggested that pros and cons be included on the ballot. Dan Silveira (Cabin #92) suggested there be open discussion at a meeting and the vote following. Gennis Zeller (Cabin #131) suggested the pros and cons be discussed and a vote at the next meeting and also mail ballots to those not present at the meeting. Art Sugden (Cabin #42) said proposed changes should be mailed or emailed before a final vote is taken. Tom Childers (#58) indicated he would want changes in writing before voting, but receiving those by mail or email would be fine. Frank McCaughey (Cabin #11) amended his motion to vote at annual meeting on revisions to CC&Rs, including absentee ballots. John Dolan (Cabin #12) seconded the motion as amended. 35 in favor of vote at annual meeting/21 opposed (in favor of mail vote). Motion carried. Vote on CC&R revisions to take place at next annual meeting.

GUEST SPEAKERS:

Terry Neher introduced Dennis Garton, Tehama County Supervisor for District 3, which includes Mill Creek. Mr. Garton indicated that Tehama County was working with the Forest Service to resolve issues and encouraged homeowners to contact forest service directly with complaints.

Terry Neher introduced Captain Dan White, CalFire Chief and the Tehama County/Paynes Creek Station crew. Capt. White spoke about fire regulations and offered pamphlets and information and asked for questions.

- Amy Webster (Cabin #82) asked about meadow areas. Capt. White responded they were probably okay and no problem.
- ??? asked if Capt. White could review a problem on N. Pine (Cabin #109) and Capt. White agreed to review the cabin site that day.
- Preston Dickinson (Cabin #28) asked Capt. White to explain why CalFire knows which days are burn days by 8:30 a.m., but homeowners are not allowed to burn until 10:00 a.m. Capt. White explained that it was an air quality issue – they know if the air will clear before it is actually clear enough to burn. By 10:00 a.m., the air quality is at the correct level for burning.
- Question was raised regarding campfires after the July 1 burning ban. Capt. White explained there must be 10' of clearance and preferably a rock ring surrounding a campfire site.

7b. CC&R revision (Continued)

Discussion of CC&R revisions continued following guest speakers. Howard Wolff spoke regarding the issue of cabin rentals. Current CC&Rs allow rental of cabins for up to 14 days at a time with no limit of how many times. A Cabin Rental Survey was handed out to homeowners at the meeting and discussion of the issue followed. Preston Dickinson (Cabin #28) presented the 'pro' rental position and Shirley Boracci (Cabin #15) presented the 'con' position to the question of cabin rentals. President Wolff recognized members who wished to comment:

- Blanchard Rogers (Cabin #91) advocated no renting
- Tom Webster (Cabin #83) stated that, although he was a 'property rights guy', as President of the Water Board, he warned that Mill Creek is allowed 15,000 gal. of water use per day and we are already over that limit. He advised that rentals be limited so as not to endanger the water supply.
- Mac McMahon (Cabin #95) spoke about renting in general and how to control renters by requiring a deposit
- John Kirch (Cabin #3) asked whether MCSHA got the deposit money
- Bill Molohon (Cabin #49) is against winter rentals
- Judy Tarant (#41) spoke regarding history of CC&Rs. Judy was President of Association during land swap and Board at that time made promises to Forest Service to keep the community in same manner as Forest Service had done. The Association has recourse if only family members are using cabins and safety can be affected if rentals are allowed.
- Ernie Gleason (Cabin #132) said he was not advocating either position.
- Jim Wilson (Cabin #126)
- Gennis Zeller (Cabin #131) noted that they favored the allowance of a 2 week rental and said

they had considered renting their cabin for that period to offset taxes and fees when they reached retirement status.

-Blanchard Rogers (Cabin #91) told a story about someone looking for a cabin that rented rooms in the winter.

Following discussion of the rental issue, the regular agenda continued.

8. Road Maintenance Report : Preston Dickinson, Chairman, noted that some roads need repair and MCSHA has allocated \$5,000 for road maintenance.
9. Fire Hazard Prevention Committee: Susie Kirch reported on behalf of Russ Jarvis, Chairman. Committee will be reviewing all lots on July 9 and looking at cleanup, tree 'limbing', disposal of debris and house numbers. Homeowners will receive a notice if any item needs to be addressed.
10. Homeowners Guide: Bill Zeller explained the Homeowners' Manual and solicited any comments or suggestions for future editions. Sondra Runyon (Cabin #135) asked if information could be included regarding advice on obtaining reasonably priced insurance for cabins.
11. Labor Day BBQ: David Zeichick indicated the Board and Water Board proposed holding a Labor Day BBQ on September 4. The MCSHA Board and Water Board will split the cost of purchasing meat for the event if members agree. Dick McCulley (Cabin 133) moved to have a 2011 Labor Day BBQ with MCSHA and Water Board sharing expenses; Shirley Boracci (Cabin #15) seconded the motion, which passed. Donations for a silent auction will be gladly accepted.
12. Announcements:
 - a. Terry Neher:
 - i. Annual 4th of July Pancake Breakfast would take place in the resort parking lot from 8-11 a.m. on Sunday, July 3. 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 homeowners were eligible to sign up for Mercy air ambulance service and would receive information through the mail. An '800' number for Mercy is in the Homeowner's Handbook.
 - b. Ralph Meuter reported on progress of the Mill Creek History Project: Project is ongoing and he and Marilee continue to receive information. They will be taking photos of cabins sometime this summer. He encouraged owners to keep submitting information.

Meeting adjourned approximately 12:15 p.m.