

MCSHA ANNUAL MEMBERSHIP MEETING
July 7, 2012
Mill Creek, California

1. Call to Order: Meeting was called to order at 10:00 a.m. by Vice President, Bill Zeller.
 - a. Pledge of Allegiance was led by Dick McCulley, Cabin 133.
 - i. No new homeowners noted since last annual meeting.
 - ii. A moment of silence was observed after noting several homeowners who had passed away since the last annual meeting: Ben Darrow (#73), Nancy Childers/Jones (#58), and Jack Benton (#63).
2. Approval of minutes of last annual meeting: Sara Basart, Cabin 69, moved to approve the minutes of the last annual meeting, dated July 2, 2011. Tom Childers, Cabin 58, seconded the motion, which passed unanimously.
3. Treasurer's Report: Treasurer Preston Dickinson reported the status of the Association funds. Art Sugden, Cabin 43, moved to approve the proposed budget for FY 12-13. Dick McCulley, Cabin 133, seconded the motion, which passes unanimously.
4. Elections: All seven of the current Board members were introduced: Howard Wolff, President, Bill Zeller, Vice President, Susie Kirch, Secretary, Preston Dickinson, Treasurer, Russ Jarvis, Mike Silveira and David Zeichick. Four Board positions were up for election. Howard Wolff, who has served as President for the past 4 years, elected not to run. David Ziechick will also not be running for re-election. Both retiring Board members were thanked for their contributions to the Association. Current Board members Russ Jarvis and Preston Dickinson spoke briefly. Association members Jude Tarrant (Cabin 41) and Amy Webster (Cabin 83) were introduced as nominees for the open Board positions. There were no additional nominations from the floor. There was a motion by Art Sugden (Cabin 43), and a second by Ralph Meuter (Cabin 42), that the new members be voted in to office by affirmation. Motion passed. Jude Tarrant and Amy Webster will join the Board effective immediately.
5. CC&R and ByLaws Revisions: Mike Silveira spoke regarding the process by which the current Board had reviewed the current governing documents and determined the proposed changes. Questions were raised by Cabin #88 regarding garbage fees. Treasurer Preston Dickinson explained the fees would be paid by the Association as a budget line item and there would be no change to the annual dues resulting from the trial garbage service. There will be a combination lock placed on the dumpster; it will be relocated to its intended location on the south side of #172 below Dogwood St.; and the combination will be written on the back of the dumpster. Shirley Boracci questioned the rental proposal of 14 days per year, inquiring who will be monitoring usage and violations. Mike Silveira indicated the homeowners would be on the honor system and Preston Dickinson also noted that violations could be reported on the complaint form available on the website. Shirley further questioned whether there would be a preclusion in the CC&Rs to advertising on the Internet and Mike indicated there was no such provision. Mike indicated the results of the votes would be announced at the end of the meeting if tabulated or posted at the store if they could not be counted prior to the close of the meeting.

6. Fire Hazard Prevention Committee Report: Russ Jarvis announced that an inspection of lots would again take place in mid-July. Homeowners with problems on their property will receive a courtesy letter from the Committee asking them to take appropriate action to cure the problem. CalFire representatives will provide additional information later in the meeting.
7. Common Land Cleanup Report: Russ Jarvis noted that cleanup on common land had been performed by an ISHI crew shortly after Memorial Day and efforts to maintain common lands in a safe condition will continue.
8. ARC Report: Mike Silveira thanked Amy Webster for her assistance to the ARC through the website that she set up and maintains. Mike indicated the committee is working very well together and has reviewed 14 projects since the last annual meeting. Members of the ARC Committee are: Tonya Klein, Jim Barbour, Art Sugden, Craig Faniani and Mike Silveira.
9. Road Maintenance Report: Preston Dickinson reported that work is ongoing to repair damage to the roads caused during the 2010-2011 winter season. Dig It Construction has begun repairs and will continue in areas not yet completed.
10. Labor Day BBQ: Mike Silveira estimated an increase in cost for meat for this event. He anticipates he will need approximately \$600. Association has been approached by Ed and Brian Sisneros, cleanup contractors in the area, with a proposal to donate toward this cost. Shirley Boracci moved that the Water Company split the cost of the meat. Gennis Zeller seconded the motion, which passed. The BBQ will be held on the Sunday of Labor Day weekend.
11. Election and Voting Results: Election results were affirmed by the membership. Officers elected for the coming 2-year term are: Russ Jarvis, Preston Dickinson, Jude Tarrant and Amy Webster. 75 members cast votes regarding CC&R and ByLaw revisions: 69 voted yes; 6 voted no. Proposed revisions passed. The Board will cause the new governing documents to be recorded with Tehama County.
12. Announcements and comments:
 - a. Note that animals must be on leashes.
 - b. Homeowners are asked to respect 'quiet times', e.g. not using chainsaw too early, etc.
 - c. Everyone was reminded to show down on roads (by Joe Klein #72).
 - d. Ralph Meuter spoke regarding the Mill Creek history project started in 2009. He asked homeowners who had not yet submitted the history of their cabins using the online form.
 - e. Bill Zeller said a special Thank You to Terry and Georgene Neher for their cooperation in the drafting of changes to the CC&Rs and Bylaws and also recognized the Neher's 30 years as owners of Mill Creek Resort.
 - f. Terry Neher made announcements regarding the Pancake Breakfast (8-11 a.m.), Parade – line up at 9:30 a.m. by the Hole In the Ground Road. Setup for the breakfast will be at 7:00 p.m.

Saturday night. Raffle tickets are available at the store and the cost of the breakfast is \$5/adults and \$3/children. Terry also noted that bear and mountain lion had been sighted in the area and urged homeowners to exercise caution.

- g. Mark Fritz from Cal Fire spoke regarding fire regulations and their recommendations. Public Resource Code 4291 indicates a recommendation of reducing pine needles to 3" for 100 feet from buildings or to property line. Cal Fire is asking that we rake needles away from houses and roofs due to recent fire history. He indicated that Mill Creek community currently looks pretty good. Removing low hanging limbs (limbing) is recommended for 10 feet or 1/3 of the height of the tree. Cal Fire can supply names of cleanup contractors if homeowners are unwilling or unable to complete cleanup work themselves. Fire insurance rates are governed by ISO rating, which is updated every 2 years. Mill Creek's rating is currently 10 and ISO inspectors are due to reevaluate the area soon. Cal Fire representatives will be available during the Pancake Breakfast to answer questions and provide additional information.
 - h. New MCSHA Board will meet following the annual meeting to determine officers and immediate needs.
 - i. Gennis Zeller asked everyone to check their addresses and contact information and be sure it is current.
 - j. Question was raised regarding cleanup on Lot 129. Mike Silveira indicated the ARC and the Board continue to communicate with the homeowner and workmen on the property regarding compliance with regulations.
 - k. The homeowners sign located at the corner of Hwy. 172 and Ash Way has been dismantled after numerous complaints about its state of disrepair. Homeowners who wish to have their part of the sign may pick it up.
 - l. Question was raised regarding 'smart meters' installed by PG&E. Discussion indicated the smart meters were not fully in use yet and discrepancies in the bills should be reported immediately to PG&E with a request to adjust.
 - m. Grant (last name?) thanked the Association for work that MCSHA had hired the Seward Ranch to complete for them.
 - n. Matt Pendergast again asked that people drive slowly on the roads around the homesites.
13. Adjournment: Jim Davis (#19) moved to adjourn the meeting. Frank McCaughey (#11) seconded the motion, which passed unanimously.