

**Mill Creek  
Summer Home Owners Association**

Regular Meeting Saturday, March 22, 2014  
10:00 AM

Present: Susie Kirch, Bill Zeller, Preston Dickinson, Jude Tarrant, Amy Webster,  
Guests: Terry Neher, Bob Kittle

Absent: Russ Jarvis, Patti Petromilli

Memo: Meetings are to be posted 72 hours in advance with available agendas or else the actions taken can be negated. The public place will be the bulletin board at the Mill Creek Store, the second will be the website: [www.millcreeklassen.com](http://www.millcreeklassen.com).

1. **Approval of Minutes.** Preston Dickinson moved and Susie Kirch seconded for the minutes from February 22, 2014 to be approved as distributed; **passed.**
2. **Treasurer's Report.** Preston Dickinson distributed our current spending & budget information. We had monthly expenditures for garbage signs and Green Waste of Tehama County. Year to date spending is 20,249.49. Our current balance is 213.29 in checking and a total of 131933.70.
3. **Old Business:**
  - a. **Common Land** –Bill Zeller reported that Ed Sisneros has agreed to be primary vendor for common area clean ups. In April we will have an estimate for the cost of the clean up for 2014. The two Drainage areas are the major concerns for this year's clean up. Some are wetlands so have special requirements. Highway clean up will also be considered.
  - b. **Architectural Review Committee** –Russ Jarvis was absent so there was no report. There was a recommendation for someone (Russ Jarvis) to contact to Mr. Rigby for ARC committee, the ARC will have several openings for the next term.
  - c. **Road maintenance.** Preston Dickinson investigated and reported on county activity with regards to the Mill Creek Community. He asked if they could come into Mill Creek and sweep roads within the home sites or do slight road repair. The answer was no at this time since our roads are on private land and we must secure private contractors to do the work. However, if we are unable to secure a private contractor the county will come and bid on these jobs for us.
  - d. **Fire Hazard** –will be done July 4<sup>th</sup>. Bill Zeller investigated the Burn piles left by Cal Fire behind Kirch's cabin. After several phone calls to both Cal Fire and the local Ranger station, he was able to talk to Ranger Jane Goodwin. She then located the responsible fire men about our issue. Currently they are leery of fire creep but we were

promised the piles will be burned in the fall. Bill Zeller has the names of these contacts in case we need to follow through.

4. **New Business:**

- a. **Informational Item:** Burglaries were reported in the Summit Springs area. Preston talked to Tehama county officials about what benefits we have as far as security. While a deputy will be up during the summer as a reserve, there are no changes in the current policing situation. Amy Webster sent a blanket e-mail to the MSCHA cabin owners about the break-ins; most folks were glad to be informed. There was a bit of backlash in that the location of the break-ins was not clearly stated in the e-mail; Bill Zeller will deal with any further issues around this.
- b. **2014-2015 Budget Development.** Preston presented a preliminary budget based on the last 5 years expenditures. A final budget should be ready by the next meeting.

i. Fixed costs:

1. Insurance	\$4500.00
2. Bookkeeping/Taxes	3000.00
3. Dumpster	4500.00

ii. Discretionary Costs

1. Common Land/tree	7428.00
2. Road Maintenance	3985.00
3. Legal	2790.00
4. MCSHA & Misc.	787.00

iii. Total \$14990.00

- iv. Bookkeeping service cost will decrease next year since there are start up expenses. Preston averaged out the costs for Common Land/trees, Road Maintenance, Legal, and MCSHA & MISC. with the understanding that there are occasionally variable expenses for these things.
- v. Preston reported that a second dumpster will be ordered during the summer and a recycle dumpster will not be part of the garbage service. With no snow we have had to keep the service going paying for the entire year. The budget represents the full year even though it should NOT be necessary if winter had normal snow levels.
- vi. Budget costs that run over intake can be funded from reserves and overages from prior years.
- vii. Catastrophic issues will require a change of the budget when and if they happen.
- viii. Terry Neher asked if Sisneros has insurance for their company if they are selected to do our repairs & maintenance. Our contractors will be required to provide proof of insurance. This requirement will be for Common lands clean up & tree removal, debris hauled away and roadwork.

- ix. We estimate that legal expenses will be less in the future; we did have costs associated with clean up that weren't recovered in the foreclosure proceedings.
- x. Roads shouldn't require any major work this year.
- c. **Community problems.** We still an issue with the Ramirez property. Since complaints were filed last year and have been renewed, there is still a need to take action. The property has not been appreciably cleaned to this date. MSCHA will need to take action in the 2014-2015 year.
- d. **Water Company Proposal** – Bob Kittle & Terry Neher presented a short overview of the challenges and possible cost of a new waterline to the lower end. This is the area that was not replaced originally as it was thought to be adequate at the time. To replace the pipes in that part of the system is going to cost. \$100,000-125,000. This is for approximately 2300 feet of pipeline, to replace all the lines in this system. Additional costs will be in permits and other incidental hidden costs. Water Company reserve is about 50,000 currently.
  - i. In October there was a major break behind Cabin 10. There have been three major breaks that practically drained the entire system. It is an ongoing issue and each break costs over 4,000.00 in repairs.
  - ii. There are no formal bids for this system yet, but the Water Company is investigating and should have them by April 1. Cost is estimated to be roughly 950.00 per cabin for the new waterline.
  - iii. The tanks at the top of Ash are currently used only for fire suppression, to use them for water would require a pump and electricity to keep water pressure up in the areas currently not being well served by the natural pressure of the tanks on Tamarack. The cost of pumps & electricity will run in the \$20,000-50,000 range in addition to costs of the new pipeline project.
  - iv. There is a bit of urgency in getting the pipeline replaced. A water break costs about \$4,000 to fix. It requires backhoes, and new materials. In the newer system, valves cost about \$2500 each to replace and there are still 6 that need to be replaced. Ash tanks work is also less urgent, but still necessary.
  - v. The ideal time to work on this project is in the Fall. The time line is 1-2 months. Summer works would interrupt folk's vacation times. The plan is to leave the old line in place and work in phases to keep from long interruptions.
  - vi. Since this is a newer system is being considered as a replacement and probably doesn't need to be re-engineered, but there are opposing views on this. One bidder does think it needs to be re-engineered; one does not. There are existing

company boxes; we will take the line to their personal boxes. This will remove water connections from the wetlands and another concern about costs are the very rocky places where the pipe will need to be laid.

- vii. Several concepts were explored for funding this project:
  - 1. Dues could be realigned for a few years, so that 300.00 would go to the Water Co. and 100 to the MSCHA board until the Water Co. has solved these major issues.
  - 2. An assessment could be done for the pipeline project or for both projects.
    - a. Quickest and easiest way it to assess all cabins \$1,000 for just the pipeline project in the lower end.
    - b. Assess each cabin \$1250 -1500 to fund both projects.
    - c. Give the cabin owners the option of which way to fund this, but have a strong board recommendation behind the process.
  - 3. With the time constraints MSCHA will recommend the Water Co. look to the 2015 budget for the water replacement and use a short term MSCHA loan to bridge the funding. Necessary to start the project. Short-term loan for start up costs. 4/1/2014 is the date for bids – maximum amount, American valves. Bids are expected from CB Young and Sons Plumbing, Vacaville and Mineral and Slusher Plumbing, Chester. The bids were requested to be time & materials not to exceed a set dollar amount. –No additional bids expected at this time.
- viii. Bill Zellar recommended that the Water Co. start on their project this year with an understanding that the MSCHA board will support the pipeline project and MSCHA will loan money short term to do the start up of the project. Water Board Reserves need to be there for state water laws and can be built back up in short time. MSCHA also supports a fully funded assessment for the water system. This concept was supported by the board.
- ix. Preston will investigate Dig It Construction and query additional backhoe operators to work to move rocks in this project. It may be more financially conservative to do the digging through our contacts and have the plumbing done by someone else.
- e. **Board Elections.** Bill Zeller will contact our counsel about whether we need separate boards for the Water Co. & MSCHA or a single board with members representing both. This will reduce meetings, allow for

more carry over and make a difference in getting volunteers willing to serve.

Currently Amy Webster & Jude Tarrant will continue on the MSCHA board. Russ Jarvis will be leaving the board. Preston Dickinson will stay for an additional year to keep the bookkeeping straight, not yet for a full term.

- f. **Mill Creek History project.** Ralph and Merrilee Meuter asked for board support to do a history of the area two years ago. They've finished up the project and it has been compiled into a document. They were asking for financial support to produce this. Options include:
- i. MSCHA to fund total cost of 125 copies at a total of \$2499 with a copy for every cabin owner.
  - ii. MSCHA to fund partial cost of 100 copies, giving a copy to each participant in the project & selling the remaining 13 copies. Cost to MSCHA of \$2006.
  - iii. MSCHA to fund a portion and charge for each copy. Cost dependent on number sold and price charged –estimated between \$1138-1500 to MCSHA
  - iv. Preston moved and Amy seconded to recommend that an option to order the Mill Creek History project be added to the homeowners' letter going out in April. The board will cover the cost of pre-orders plus 10 copies, not to exceed \$2500.00 cost. Copies will be free to those who request one and will be distributed at the annual meeting. Vote was: three-yes, one-no, and one-abstention. **Motion passed.**

Next meeting will be May 3, 2014 10:00 Cabin 83 (Tom & Amy Webster) 530-595-3400 or 707-495-2358