

Agenda
Saturday, May 31, 2014
10:00 AM
Petromilli Cabin #66

1. Approval of Minutes: May 3, 2014
2. Treasurer Report
 - a. Reserve Requirement
3. Old Business:
 - a. Common Land
Update and estimate for additional work
 - b. Architectural Review Committee
 - c. Road Maintenance
 - d. Fire Hazard
 - e. Complaint: Lot Cleanup
Update
4. New Business:
 - a. Mill Creek History Project: More thoughts
Ralph and Marilee Meuter would like to clarify aspects of the project.
 - b. Water Company Project
Update
 - c. Propane Company Proposal
 - d. Annual Meeting: Notification and Planning
 - e. Other
5. Next Meeting
6. Adjournment

MCSHA Minutes
Meeting of May 31, 2014
Cabin #66 – Patti Petromilli

Present: Bill Zeller, President; Jude Tarrant, Vice President; Preston Dickinson, Treasurer, Susie Kirch and Patti Petromilli.

Absent: Russ Jarvis and Amy Webster

Guests present: Ralph and Marilee Meuter, Terry Neher, Shirley Boracci

Meeting was called to order at 10:05 a.m. Agenda items were taken out of order to accommodate guest reports:

4. New Business

b. Water Company Project: Email was received from Water Board Company President Bob Kittle and forwarded to all Board members during preceding week. Shirley Boracci read from a copy of the letter mailed to all homeowners explaining the proposed water project involving cabins 1-21. The letter explains various problems with the water line over the past few years and the costs to repair those problems. The water

company has deemed it advisable to replace the water lines in that area as soon as possible. They have solicited bids from several sources and accepted a bid from C.B. Young Plumbing (Craig Young) for \$89,000. A decision was reached to ask for homeowner approval of an assessment of \$1200 per cabin. It is anticipated this will pay for the replacement of lines, plus 2 other anticipated costs, 1) work on Ash Way water tanks and 2) replacement of defective valves that are continuing to fail. The measure will be voted on at the July 5 annual meeting. 51% of members present at the meeting must approve for it to pass. The Water Company has requested a bridge loan of \$60,000 from the association to purchase materials for the project so that it can begin as soon as possible.

Discussion followed, including

- Question regarding injuries on this job – Terry reported there had been no injuries on the last water project and he does not anticipate problems with this project.
- Whether a written contract is needed. Bill Zeller will work with Bob Kittle and have Gina Gingery draft a contract. Cost of the legal work to be paid by the Water Company.
- If approved at the annual meeting, the Water Company would like the money as soon as possible and would anticipate the project will begin in August 2014.
- Bill Zeller will draft a letter from MCSHA in support of the Water Company's proposal to replace these water lines and fund this project by means of an assessment

Jude Tarrant moved to have our attorney, Gina Gingery, draw up a contract for a loan of \$60,000 to the Water Company to be repaid within 18 months. Preston Dickinson seconded. Passed.

Further discussion was held regarding other possible suggestions for funding the project that might be suggested, including MCSHA giving the money to the Water Company from their reserves (without the necessity of repayment).

2. Treasurer's Report:

a. **Reserve Requirement.** In light of the discussion about loans, gifts and required reserves, Bill Zeller reported that he had checked with legal counsel and there is no requirement that a certain dollar amount be held in reserve. CCR 7.5 states generally that the association must maintain enough money in reserve to pay for repair, replacement, etc. of the major components such as common land and roads. He indicated that he did not believe the water system was covered, but rather that the system was the responsibility of the Water Company. Bill Zeller will set up a face-to-face meeting with attorney Gina Gingery to discuss the possibility of 'gifting' money to the Water Board in the event someone pursues that suggestion. Bill will let others know when the meeting will take place and other Board members may attend.

4. New Business

a. **History Project:** Ralph and Marilee Meuter brought a mock-up copy of the history project book and information regarding their bid from Creative Composition in Chico. Marilee explained they had sought bids from several vendors, both on line and local and felt Creative was the best choice. Books will cost approximately \$20 each and the Meuters would like to distribute the majority of them on Fourth of July weekend at the

annual meeting and pancake breakfast. Further discussion was held regarding how many books to order. Following the discussion, Patti Petromilli moved to increase the amount approved for the history project from \$2500 to \$2850 for as many copies as they are able to negotiate for that price. Books to be distributed 1 to each homeowner and additional books to be sold at \$20 per book to individuals (and all proceeds from extra books to be returned to reimburse the MCSHA treasury). Jude Tarrant seconded the motion. 4 votes in favor; 1 vote against. Motion passed.

3. Old Business.

c. **Roads** – Complaint received via email from Dick McCulley on Lower Ash Way regarding drainage issues on his property and others in the area. Discussion was held. This issue has been addressed previously. DigIt Construction was asked last year to look at the area and see if they could do anything to alleviate the problem. They did some work, but Mr. McCulley remains unsatisfied. The general consensus of the Board members was that the problem is the homeowners' and not the Association's problem and the Association can not set a precedent of intervening in private property issues. Bill Zeller will draft a response to Mr. McCulley and submit it to Board members for review.

Preston Dickinson reported that DigIt Construction would probably be sweeping roads prior to July. Terry Neher indicated that chip and seal would also take place in June.

At this point, the Board returned to the regular agenda and considered the remaining items:

1. Approval of Minutes of May 3, 2014. Bill Zeller noted 2 corrections to the minutes of 5/3/14:

- a. 5.e.1.b. Should read: Annual meeting minutes and budget will be distributed at the annual meeting.
- b. 5.e.3. – This item should be stricken.

Preston Dickinson moved to approve the minutes as corrected. Jude Tarrant seconded the motion, which passed unanimously.

2. Treasurer's Report. Preston Dickinson distributed copies of the current budget and noted a few bills just received that will be paid. Total spent YTD is \$20,825.45, with \$2,974.55 remaining.

3. Old Business:

a. **Common Land.** Brian Sisneros has begun work on the common land cleanup as contracted and indicates work should be done on the designated drainages and frontages by July 4. Brian has submitted a bid of \$325 for additional common land cleanup on Tamarack Way.

Jude Tarrant moved to increase the approved amount for common land cleanup by the Sisneros from \$5000 to \$5325 to cover this additional work. Patti Petromilli seconded the motion, which passed unanimously.

b. ARC – There have been a couple of applications submitted, but there has been a problem with the website application for ARC. Amy is working on resolving that issue. Unauthorized excavation has been reported near one of the cabins. The ARC has been notified and is following up on this.

d. Fire Hazard Committee: Jude Tarrant and Amy Webster will be reviewing lots on the 4th of July weekend, with a focus on getting house numbers posted and visible at night.

e. Complaint. (Re Cabin 129). Bill Zeller and Preston Dickinson have not yet been able to meet personally with Don Ramirez. Bill contacted one of the complainants, who indicated he could see improvement. Bill has spoken personally with Mr. Ramirez and told him that additional work will be necessary.

4. New Business

c. Propane Company proposal. Preston Dickinson contacted Suburban Propane Company of Red Bluff following the last meeting regarding price hikes from Lake Almanor Propane. Preston has negotiated a ‘group deal’ for Mill Creek and requested that a rep from Suburban be allowed to explain this at the annual meeting. There is no obligation on the part of the Association, it simply offers a group rate dependent on the number of people electing to use the service.

d. Annual meeting. The proposed agenda was reviewed and revised. Patti Petromilli will be offering her stroke and CPR classes 3 times this summer and is willing to offer them again in 2015, as her certification is for 2 years. Patti also agreed to head the Labor Day BBQ committee.

Next meeting was scheduled for Monday, July 7, at 8 a.m. at Cabin #66 – Patti Petromilli.

At 12:20, Jude Tarrant moved to adjourn and Patti Petromilli seconded. Unanimous. Meeting adjourned.