

Mill Creek Summer Home Owners Association

Saturday, May 23, 2014

10:00 AM

Zeller cabin #131

Present: Bill Zeller, Susie Kirch, Preston Dickinson, Russell Jarvis, and Amy Webster. Guests: Dave Rigby #22, Jack Major

1. **Approval of Minutes:** The minutes of the previous meeting were approved as distributed.

2. **Treasurer Report:** Preston Dickinson

- a. Budget Report –we currently have about \$3000.00 remaining in the budget for the 2014-2015 year. It is expected that there will be an additional billing for the waste disposal and we will end the year \$2500.00 under budget.
- b. Setting of Dues and Adoption of 2015-16 Budget –It was proposed to keep the annual dues of \$200.00 per cabin, it was moved by Suzie Kirch and seconded by Russell Jarvis and approved unanimously.
- c. A budget of \$23,800 was proposed. There was some discussion about a line item for non-designated funds and it was moved by Bill Zeller and seconded by Susie Kirch that we approve the budget as follows:

Common Land/Hazard Tree	\$5,000
Road Maintenance	\$5,550
Legal & Professional	\$2,000
Bookkeeping	\$1,300
Insurance	\$4,500
Taxes & Fees	\$1,150
Office Expenses	\$ 350
Postage, Mailing, Misc	\$ 750
Waste Disposal/Dumpster	\$3,200
Total	\$23,800

Budget was approved unanimously. At this time there is approximately \$134,000 in reserves (checking, savings, CD).

3. **Old Business**

- a. **Combination of Boards.** Jack Major proposed the combination of the Water and MSCHA Boards to eliminate the need for more members. Dave Rigby spoke to the benefits of single meetings and representation on both boards. In theory the MSCHA board agrees with this concept. Bill Zeller will follow through by contacting our legal representative to determine what steps need to be taken to begin this process.
- b. **Common Areas** The work on the common land for the 2015 summer season will include both sides of Highway 172 from the beginning of the home sites to the end, going 20 feet off the road on both sides. Part of this was done last year (uphill side, 15 feet up from the road) but it was determined that heavier than usual needle fall requires work again this year. The drainage will also be cleaned; there are 3 hazard trees to be removed. Bill Zeller will add this list as the work is accomplished to the history of the common work that MSCHA is keeping.

The work is currently being done by Brian Sisneros. He was to secure liability insurance of one million dollars before performing this clean up. Last year's insurance cost substantially less. Susie Kirch reported that there are currently some questions about the potential cost of the new coverage to Brian. Bill Zeller will talk to Brian to determine where we are in the process.

- c. **Architectural Review Committee.** Russ Jarvis reported there have been several manually copied pages of the ARC application submitted to the committee. Currently the website does not offer the interactive online form
- d. **Road Maintenance.** Preston Dickinson will contact Dig It construction for clean up and repair of the roads. Last year there were some complaints about the work being done on the July 4th weekend, so an

effort will be made to perform this before the holiday weekend. There was significantly more damage to the roads this year than last year. We expect an increase in the overall cost of repair.

- e. **Dumpsters.** Preston Dickinson reported that we have had better usage of the service this year. There will be two dumpsters during the summer season, a clean up dumpster at the end of the year. The signs have been placed on the dumpster but currently the bear clip/lock is missing and will be replaced.
- f. **Fire Hazard.** Judy Tarrant and Amy Webster will act to do the survey of the home sites to insure clean up and signage is completed. Date for final lot clean up is July 1, 2015, inspections will be done by August 1, 2015.
- g. **Complaint: Lot Cleanup.** For 2015, we have no active complaints at this time. Lot 129 that has not been in compliance has shown considerable improvement at this time. Bill Zeller read through the CC&Rs and contacted legal counsel to determine a plan of action for enforcing the CC&Rs. Bill did note that we have the ability to fine a non-compliant property owner \$50.00, to do a forced clean up and to recover costs of forced cleanup and associated legal costs but that is the limit of our power. There are still some questions about current lot clean and enforcement. Bill Zeller will work with legal counsel to send a letter to the owner of Lot 129 requiring final clean up actions and to encourage future compliance. Board will continue to monitor Lot 129. Bill Zeller will re-contact the parties who filed the original complaints.
- h. **CPR Classes and Purchase of AED.** Patti Petromelli will offer CPR classes this summer, dates will be announced at the annual meeting and sign ups will be available at that time. She feels that we are not ready to purchase an AED unit at this time. There is currently AED unit available on the fire truck at the Mill Creek store if the need arises.

4. New Business

- a. **Annual Meeting**
 - i. The annual meeting is scheduled for July 4th, 2015.
 - ii. The mailing for the Annual meeting will include: Letter, Election Notification, Proxies, Update of information (dumpsters, clean up, etc.), Advertisement for CPR classes, and the proposed Budget.
 - iii. For the actual meeting: Bill Zeller has reserved the Mill Creek Campground area, tables and the sound system through the Mill Creek Resort. We expect all board members to help set up tables for the meeting, Preston Dickinson will do the sound system set up, Susie Kirch will secure the flag and podium from Mike Silveria, Preston will confirm that Dennis Garton can attend. Amy Webster will do the check in & proxies.
 - iv. The Agenda will be developed over the next few weeks to be distributed at the meeting
- b. **Elections** The terms of Bill Zeller, Susie Kirch and Patti Petromelli are ending. Bill Zeller will not seek re-election, Susie Kirch is considering whether to seek re-election or not. Bill Zeller will contact Patti Petromelli about her intentions. The MSCHA board is trying to secure folks to assume the vacancies on the board. It was recommended we contact folks personally when considering them for the board. Dave Rigby suggested three names of newer cabin owners who would like to become involved, and Russ Jarvis and he will approach them about becoming members, the board also asked Dave Rigby if he would consider a position. Preston Dickinson proposed that Board Members not be required to pay dues, Bill Zeller will research to see if that is considered payment which is not allowed by the by-laws.
- c. **ARC Request Form/ Website** The interactive online ARC request form is not currently on the website. The website was reworked in September 2014 to a newer format with the generous help of Tom Childers, but hasn't been completed at this time. Amy Webster reported that the website is also not currently as up to date or inclusive as we would like. Preston Dickinson will contact Tom Childers about what needs to be done to have a more professional appearance and up to date website.
- d. **Other**
 - i. Bill Zeller has contacted the owners of cabins being rented beyond the time limits imposed by the CC&Rs as well as asked them to make sure their information about location is up to date so other cabin owners are not disturbed. He will follow through with a letter to remind them of the rules and thank them for their compliance.
 - ii. Dave Rigby inquired about the possibility of deeding common lands to the adjacent cabin owners to avoid having to have MSCHA do general clean up. The concerns raised included: huge cost

with the need for engineers and legal filing, owners who don't want adjacent common lands to clean up, discontent by landowners who are not adjacent to common lands. Bill Zeller and Preston Dickinson will do some research into the possible costs. An inquiry will be made to the Tehama Board of Supervisors about the ability to redistribute the common lands and change the boundaries. This will be presented at the annual meeting as a discussion and advisory issue.

- iii. Bill Zeller proposed that next year, after his retirement from the MSCHA board he and Susie Kirch work to review and revise the CC&Rs and By-Laws so that they reflect the reality of our current community and the issues we see. This will be done as a recommendation to the board
5. **Next Meeting** Our next meeting will be the annual meeting on July 4th, 2015. A combination new board/ retiring board meeting will be held at approximately 1:00 at Webster's Cabin 83 (on Birch). It will be a potluck luncheon and a short meeting.
 6. **Adjournment** The meeting was adjourned by president Bill Zeller at 12:15.