

Mill Creek Homeowners Association
Board of Directors Meeting
April 2, 2016

Meeting was held at Cabin 28 (Preston Dickinson) at Mill Creek. Meeting was called to order at 1:00 p.m., by President Russ Jarvis. Present were Russ Jarvis, President, Jude Tarrant, Vice President, Preston Dickinson, Treasurer and Board members Susie Kirch and David Rigby.

1. TREASURER'S REPORT:

a. Preston Dickinson distributed copies of a current budget breakdown. There is currently \$145,437.77 in the bank, with \$10,726,77 remaining in the current FY budget.

2. OLD BUSINESS

a. Road Maintenance: Preston Dickinson reported that, due to problems with the road work done in 2015, final payment will not be made to the contractor until the problems are corrected to the satisfaction of the Road Committee. Preston indicated that, in conversations with Digit Construction, they estimated approximately \$50,000 to pave the Mill Creek roads with asphalt. Discussion was held regarding the pros and cons of applying asphalt to upgrade the roads. Pros: potentially longer lasting; cons: expense, lack of proper 'base' for the roads might result in deterioration. Preston Dickinson will explore options with his contact (Roger) at DigIt as a first step.

b. Common Land: 2015 common land cleanup was not completed. Brian and Ed Sisneros, who had previously done the work, were unable to obtain adequate liability insurance and appear to have now gone out of business. Discussion was held regarding potential sources for common land cleanup. ISHI crews may be an option. Preston Dickinson to check with his county contacts about possible cleanup contractors.

c. Merger of Water Board and Association Board: Susie, Russ and Jude attended a Water Board meeting in the fall of 2015. The Water Board indicated at that meeting that they did not feel the Boards should merge at this time. Preston Dickinson will contact Bob Kittle to request a brief meeting on Memorial Day weekend to discuss the decision not to merge. In light of the membership's request to explore a potential merger, it will be necessary to address the issue at the next annual meeting and explain the reasoning for the decision not to merge.

d. Garbage: There have been problems throughout the winter of people using the dumpsters, even though they were not in service. Preston Dickinson contacted Green Waste to request a one-time emptying of the dumpsters, but the driver was unable to empty them, as they had been padlocked by a homeowner (Klein). With many homeowners starting to use their cabins, it was agreed that Preston should contact Green Waste and begin regular service ASAP.

e. Delinquent homeowners: Klein (Cabin 72) and McGinnis (Cabin 93). Each cabin is one year in arrears.

f. Snowmobile abuse: Dave Rigby reported on an incident of snowmobile abuse by owners of Cabin #100 (Faniani). The Board recommended a letter be sent to the homeowners documenting the violation and requesting cooperation with the rules of the CC&Rs. Dave Rigby and Susie Kirch will work on a draft and present it to the Board for approval.

g. ARC- Russ Jarvis presented a report for Chairman Paul Karaica. Two requests were received: Cabin #15 requested permission to paint their deck the same color as previously painted. (Granted). Shirley Boracci requested permission to install a handrail on her deck as required by her insurance company. No permission required for this action. Chairman Paul Karaica currently has his

cabin for sale and a new ARC member will be needed soon. Russ Jarvis indicated that Ted Teman may be interested in serving on that committee.

h. Memorial Marker re: land swap – A brief discussion was held regarding Patti Petromilli’s suggestion of some type of memorial marker honoring those instrumental in accomplishing the land swap. Discussion was held briefly regarding pros and cons. Russ Jarvis moved to table further discussion until Patti Petromilli could be present. Dave Rigby seconded the motion. Passed.

i. CC&R and ByLaws Revision – Susie Kirch gave a brief report on the progress of this project. Susie and Bill Zeller have completed review of the Bylaws and are approximately 1/3 of the way through the CC&Rs. Possible merger of the Water and Homeowners’ Board was a concern in proceeding. Also, project requires legal advice to proceed. Susie asked the Board to approve consulting with the attorney to move the project forward. The Board indicated a balance of approximately \$1300 left in this year’s legal budget and gave the go ahead for Bill and Susie to proceed. Goal will be to present streamlined and revised Bylaws and CC&Rs at the 2017 Annual Meeting for approval.

j. Website: Board members should all review the website for content, accuracy and appearance and be prepared to present comments to Tom Childers at the next meeting.

3. NEW BUSINESS:

a. Annual Meeting

i. Date: Saturday, July 2, 2016, at 10:00 a.m.

ii. Notice of meeting to be sent: June 1, 2016

iii. Elections: Jude Tarrant, Russ Jarvis, Amy Webster and Preston Dickinson terms are up. Russ and Preston will not run again. Jude Tarrant indicated she is willing to serve again. Amy will be contacted. Susie Kirch moved to appoint Preston Dickinson and Dave Rigby as this year’s Nomination Committee. Russ Jarvis seconded the motion, which passed. Suggested homeowners were Steve Carter, Karen Hamilton, and Jim Barber. Preston and Dave will contact these people and will accept additional suggestions that anyone may have.

Meeting adjourned at 2:30 p.m.