

## Mill Creek Home Summer Home Owners Association

### Annual Meeting Minutes

Saturday, July 1, 2017 10:00 a.m.

Mill Creek Resort Campground

1. The Annual meeting was called to order at 10:06 am.
2. The Pledge of Allegiance was led by Susie Kirch.
3. The remarks scheduled to be made by Dennis Garton, Tehama County Supervisor will be tabled until tomorrow.
4. Patti Petromilli acknowledged homeowners who have passed this year.
  - a. Bernie Gleason #132
  - b. Mike Jarvis #120
  - c. Larry Tarrant #41
  - d. Marliss Stroud no cabin # for Stroud
  - e. Dorothy Crocker, former Resort Owner
5. Patti Petromilli introduced the new homeowners for 2017.
  - a. Joe Van Meter and Jillian Hower #1 and the Mill Creek Resort
  - b. Gaylon & Craig McBride #12
  - c. Derek & Monica Horton #39
  - d. Dave & Sandi Kolakawski #9 since 1972
  - e. Renae & Dennis Richardson #81
6. The minutes from 2016 Annual Meeting held July 2, 2016 were presented in digital form on the website and available since January 1, 2017. It was moved to approve these minutes by Toni Petromilli, seconded by John Kirch, and the minutes were **approved** as reported on the website.
7. Annual Financial Report –David Rigby. (2016-17 Financial statement and 2017-18 Budget are available online separately from these minutes).
  - a. 2016-2017 Finances were presented. With a budget of 58,600 MCSHA spent 20,193.86. Budgeted differences were noted in clean-up and road-maintenance that was anticipated but not done this year and excess spending in legal due to seeking legal opinions for the CC&R and Bylaws changes. There were no questions about the 2016-2017 financial report.
  - b. 2017-2018 Budget & Approval.
    - i. Common Clean-up is going to be higher on a regular basis until we have completed it and instigated a regular program to maintain it.
    - ii. Road Repair is going to be more than projected amount as there is a bid to do the repair and resealing that has been approved but hasn't yet started.
    - iii. Legal fees should come down this year as we are done with the Bylaw and Covenants, Conditions and Restrictions being updated. There will still be some costs for advice and to proceed with collection of late fees and enforcement of CC&Rs.
  - c. We have projected the same amount in dues to be collected next year. The total figure leaves a 75,000 reserve (cash position). Susie Kirch called for the vote on the budget; Preston Dickinson moved, Mike Silveira seconded to approve the budget. The budget was **approved unanimously**.
8. CC&R and Bylaws –Susie Kirch
  - a. Explanation and Discussion. Susie Kirch discussed the point by point process of reviewing and clarifying the CC&Rs and Bylaws. The new ones are easier to read and have been clarified and have been reviewed by our legal counsel and then reviewed by the MCSHA Board prior to being presented for this vote.
    - i. A question was asked about the CC&R legal opinion (page 10 of the legal opinion document 5.13.A.2) where it is stated the Association will no longer distribute as many documents as were



trip and it is very hard to get someone to even bid on this job. The bids were \$10,000 for the clean-up and to haul debris away. There are 19 trees to still be removed and that bid was for \$4,900. Both parts come in under the 2017-2018 budget. The trees will be done from the end of July to the beginning of August; the clean up in next 6 weeks.

1. Brian Sisneros has submitted the bid for clean-up there are six cabin owners are complaining of unfinished jobs by this vendor this year.
  2. Mitch Hoggard has asked the unsatisfied cabin owners to please talk to him privately so that we know if their issues have been settled or not before the final acceptance of his bid.
  3. The job needs to be done to satisfaction before payment, the job will be walked when the job is completed to our satisfaction.
  4. Tony Petromilli spoke in behalf of Mr. Sisneros and the good job he has done in the past.
- ii. Mark Black - common land ownership research. Last year the possibility of reducing the size of common land and transfer the land to cabin owners was brought before the Annual Meeting.
1. The Land swap survey was 17 years ago and the surveyor may or may not have the original data. He thinks he does, so the cost to redraw the lots would be about \$1500 per cabin for this paperwork, \$450 per cabin for filing with the county and two years of taxes on the new property. If the original data is not available in his records, the area will need a complete new survey.
  2. This is a complex topic and some of the previous questions asked:
    - a. Does the opportunity to get the common land only go to cabin owners who are contiguous with the common ground?
    - b. What if a contiguous owner does not want the responsibility for clean-up and maintenance of the extra land.
    - c. Can any cabin owner then purchase the common land?
    - d. MCSHA will still have common land, we need to keep water tanks, the roads and the riparian areas.
    - e. We ask that any who are interested in either supporting or defeating this idea please submit your name to MCSHA to be included in a study committee.
    - f. There are maps that show common areas and adjacent cabins if you are interested in determining whether this affects you or not.
- iii. Road Maintenance (Preston Dickinson-chair, Russ Jarvis). Preston reported that our roads are patched and swept each year. Dig-It construction has been working on our roads for years. We currently have accepted a bid to redo all the roads (50,498). This is to sweep, patch, repair and chip seal all the roads in the community. They will also crape and grade the road to Tamarack Springs. The Board has approved the bid, they will begin work about 8/02/2017.
- iv. Question about the drainage and redesigning the roads to limit drainage issue. It would cost an unbelievable amount of money to redesign the entire thing.
- v. Cabin owners can do some things to divert direct water issues, but please be careful where you are directing the water to flow. Building rock walls or using sand bags to redirect the flow may impact your neighbors.
- vi. It was mentioned the culvert up near Cabin #53 has collapsed and is directing water to a different area. The Road committee will look into it and evaluate.
- e. Report on combining Mill Creek Summer Homeowners Association with Mill Creek Lassen Mutual Water Co. MCSHA discussed this issue at all 5 meetings. Legal opinion is that any person can serve on both boards, but combining the boards to the same 7 people won't work.
- f. Website (Amy Webster-chair, Shirley Boracci, Patti Petromilli, Georgene Neher, Tom Childers).
- i. Thank you to Tom Childers for his work in the past few years for our website.
  - ii. We reviewed the website in Fall 2016 and make a complete study of what we had and what we thought we needed. Thanks to the committee members who read through and visited websites to clarify our needs.
  - iii. New website is up and running, all forms are up and running. There is currently a short blog that cover information of current interest as well.

11. Announcements –Terry Neher. Annual Pancake Breakfast and Parade will be tomorrow morning, July 2, 2017. The Pancake Breakfast will start at 8:00 and the parade will be about 10:00.
12. Terry Neher and Georgene Neher presented a short thank you to the Mill Creek Community. Terry stated they have enjoyed being part of this community for 35 years and thank you for your support. They will continue to be part of our community now at Cabin #5. Georgene also thanked the community.
13. Jude Tarrant moved and Patti Petromilii seconded to adjourn the meeting.
14. **Meeting adjourned at 11:25**