

Mill Creek Home Summer Home Owners Association Agenda
Saturday, March 25, 2017

Present: Jude Tarrant, Susie Kirch, Mark Black, David Rigby, Amy Webster
Absent: Mitch Hoggard, Patti Petromelli

The meeting was called to order at 10:15 am at the home of David Rigby, 8224 Shadowood Ct.
Granite Bay, CA

1. Approval of the minutes. *It was moved by Mark Black and seconded by Jude Tarrant that the minutes of the previous meetings be accepted as corrected. This was **approved unanimously**.*
 - a. November 19, 2016 regular board meeting
 - b. January 18, 2017 electronic (E-mail vote) meeting
2. Treasurer's Report. David Rigby
 - a. Bills and payments. The current financial statement showed a total year to date spending of 15,461.45 with a remaining budget of 43,138.55 for the year.
 - b. Status of delinquent dues. One cabin is delinquent in dues for 2 years, a total owed of 440.00 in dues and late fees.
 - c. Status of lien actions. The following actions have been completed to comply with MCSHA Procedure for lien establishment and collection; the delinquent owner has been sent a letter of the delinquent assessment, legal has sent a letter of intent to record a lien on the property to the owner, the time has elapsed for response from the property owner and a lien has been filed on the property.
3. The Regular Meeting was adjourned at 10:23 to meet in Executive Session.
4. Executive Session re: APN 015-210-042-000. **The Board voted to proceed with the foreclosure action** as outlined in the MCSHA Procedure for lien establishment and collection.
5. The Regular Meeting was reconvened at 10:46.
6. Old Business
 - a. Common land committee report. Mark Black: no progress to report. No one has talked to the contractor and heavy snows and winter weather have prevented any work from being completed. An area of the common land that was estimated in the original bid is smaller than the contractor was told. Susie gave the committee the name of a Chester contractor who might be able to bid as well.
 - i. Jude Tarrant mentioned the need for long term planning for both common ground clean up as well as road maintenance.
 - ii. David Rigby proposed that we look into the possibility of converting common ground to private ownership of cabins that adjoin the common land. This would lessen the cost of the common land clean up and insurance significantly. It was mentioned in the Annual Meeting 2016, so would be a good informational follow through for the general membership.
 1. We need to have an estimate of costs to resurvey and redraw the community map. Dominick Survey did the current map for the land swap. Mark Black will make a phone call to them to get a rough estimate of the time and cost involved.
 2. If the cost is not prohibitive, we will then need to investigate the Tehama County laws for redrawing and deeding the property.
 3. The third step would be proposing this change for a vote of the general membership.
 4. *It was moved by David Rigby, seconded by Jude Tarrant and **unanimously approved** for Mark Black to proceed with step #1, calling Dominick Survey.*
 5. Mark Black requested that we contact our legal counsel to see what the legal responsibility of the board for clean-up would be.

- b. ARC report. Russell Jarvis has reported no current ARC applications.
- c. Road maintenance committee report. Preston Dickinson submitted a report that several of the roads appear to be damaged at this time. Snowcats from P.G. & E. ran on some of the roads during the power outage, there is some “alligatoring” on the roads and lower parts of Tamarack near 172 appear to be pulverized. Complete assessment cannot be made until the snow is gone and repair cannot be attempted until the weather is better. *David Rigby moved and Mark Black seconded that we ask the Roads Committee to investigate repairs or replacement beyond the chip seal that we have been doing in the past few years as it doesn’t seem to be a good solution to the road issues. **This passed unanimously.***
- d. Website committee report. Amy Webster reported that the website is up and running, all forms are working. *David Rigby moved and Jude Tarrant seconded that the Website Committee be charged with finding and training a back-up webmaster to have access to the website and the security codes. **It passed unanimously.***
- e. CC&R and Bylaw Review. We are currently on track for the distribution of the information about the proposed Bylaw and CC&R corrections.
 - i. An e-mail blast will be sent to the membership in Mid-April explaining the process.
 - ii. The website will be updated at the same time to include the same information as a Blog and all the appropriate documents will be uploaded and linked. (The redlined versions of CC&R and Bylaws, the clean proposed versions of CC&R and Bylaws and the rational & legal opinions of the changes).
 - iii. A copy of the letter regarding CC&R and Bylaw changes will be included with the annual letter to be sent out with the MCSHA annual bills and include information about linking to the website.
 - iv. Any member who requests a hard copy will have one sent to them as soon as possible.
- f. Nomination Committee. Dave Rigby as Chair conferred with Mike Silveria, Preston Dickinson, Bill Zeller and Russ Jarvis who responded with a list of possible names of cabin owners who might want to serve MCSHA. At this point, none have been contacted.
- g. Water Board consolidation. Amy Webster reported that although this was discussed at 11/19/16 meeting the Water Company would like to meet together with MCSHA to make sure we have fully evaluated the possibility and process of creating a single board. The variation of the terms of office between the two current boards and the differing legal opinions as to what is necessary need to be addressed. MCSHA has agreed to invite the Water Co. to the next regular meeting for this discussion.
- h. Dumpster problems -Discussion
 - i. Complaint filed by Ralph Meuter. The dumpsters were inadvertently left in place due to early storms and garbage was being continually left outside. They were then locked and at that point more garbage was left near but not in the dumpsters and commercial debris was being placed in the locked dumpsters by a cabin owner with key access. There was a bit of confusion as to who needed to have the dumpsters removed and heavy snow then made removal impossible.
 - ii. It is imperative that we clarify our dumpster availability. Jude Tarrant recommended that the dumpsters be put in place on May 1 and removed on October 1. If a large dumpster is ordered for end of summer clean up, we need to be clear on the start and end dates and warn the membership it will be removed when it is full and there will be no additional dumping.

7. New business

- a. Annual dues for FY 2017-18 will be left at the current \$200.00. We still have remaining funds for road repair from last year and we anticipate that much larger clean-up cost or road fees will require an assessment. *It was moved by Susie Kirch and seconded by Jude Tarrant and **passed unanimously.***
- b. Proposed budget FY 2017-18 will be tabled until the next regular board meeting as we still have no information on clean up or road repair costs.

- c. Annual meeting date July 1, 2017, 10:00 a.m.
- d. Letter to members May 1, 2017
 - i. Annual letter drafted by President
 - ii. Sent with bill from Russell & Co., Red Bluff for MCSHA
 - iii. To also include:
 - 1. Nominations & Proxy forms
 - 2. Explanation from Bill Zeller re: revisions to governing documents (same letter that will be used in e-mail, see 6.e.1 above)
 - 3. Alternative Dispute Resolution information (see CC&R 14.17 B11)
- 8. Our next meeting is being scheduled to include the Mill Creek-Lassen Water Company. We propose one of the following dates at Mill Creek. The dates have been listed in order of preference by our board.
 - a. May 27, Saturday of Memorial Weekend-to be recommended as best date.
 - b. June 10, Saturday
 - c. May 6, Saturday
- 9. The meeting was adjourned at 12:05 by President Susie Kirch.