

Mill Creek Summer Home Owner's Association Minutes
Friday, December 29, 2017 3:00 p.m.
14640 Paynes Creek Rd. Red Bluff, CA 96080
Home of Mark Black

In attendance: Mark Black, Patti Petromilli, Janice Heckerson, Jaydene Chesini, Tim Coyne

Absent: Amy Webster, Jude Tarrant

Visiting: Jim Lodge

Meeting called to order at: 3:07 pm

1. Approval of Minutes of September 25th meeting. Patti Petromilli moved and Jaydene Chesini seconded to approve minutes as presented. **Passed.**
2. Treasure's Report-Tim Coyne
 - a. Bills and Payments -We came in under budget on all line items in the budget, including the roads. A copy of the Treasurer's Register was distributed.
 - i. It was noted that the bill from Dillon (Almanor Tree) for the removal of 7 hazardous trees has not been paid yet.
 - ii. Tim Coyne said he never received the bill.
 - iii. Mark Black will re-send it.
 - b. Status of Delinquent Dues
 - i. There are currently 4 cabin owners who are delinquent on their dues. There is no record on the books a payment in July 2017 of \$440.00 that the Board discussed. Patti Petromilli will check with the attorney to see if he is the one who received the check and where it currently is.
 - ii. All 4 cabin owners have been billed twice for their dues, the second billing included a \$20.00 late fee. Tim Coyne plans to send a third bill in January.
3. Old Business
 - a. Common Land Committee Report
 - i. New Dead Tree Complaints-Jack Majors (cabin # 37) has stated that he has about 10 dead and dying trees in the Common Area around his cabin. He mentioned it to Terry Neher, who wrote to Mark Black about it. Jaydene Chesini plans to contact Jack Majors and walk the area with him to identify the trees that are on Common Land.
 - ii. Other -Patti Petromilli suggested again that we try to get on Dillon's (Almanor Tree) schedule early next year to remove the remaining 20 or so dead trees on Common Land. Dillon has been difficult to get in touch with, often not returning phone calls for a month or more. He still needs to give us a revised bid for removing the remaining trees, which he promised several weeks ago.
 - iii. All Board members are to actively seek out someone who can clean the Common Land. Mark Black suggested that we create a "three-year plan", choosing our highest priority area first. Since the Association owns a little more than 24 Acres of Common Land, each year we would have about 8

acres cleaned. Mark Black suggested that a three-year plan might be more manageable for the people who would bid on it.

- b. Roads Committee Report
 - i. All road work was completed by Dig-It Construction in the second week of October. The roads have an extra layer of gravel over the top to be worked in by the cars until next summer, when they will be swept. A nice Thank You note was sent to the Board by Don Hubbard.
 - ii. Patti Petromilli suggested we get our roads swept on a yearly schedule. Preston is looking into getting us on Dig-It Construction's spring calendar for yearly cleaning.
- c. Committees - Members and Chairs
 - i. ARC Committee: Patti Petromilli asked Mike Silveira if he would consider chairing the ARC. He declined, but suggested maybe Craig Faniani would be willing. He said he would contact Craig Faniani, but has not received an answer. The three members remain as Mike Silveira, Craig Faniani and Jim Barbour.
 - ii. Website Committee: Amy Webster, Chair, Patti Petromilli, Shirley Boracci and Georgene Neher as members.
 - iii. Roads Committee: Preston Dickinson resigned from the Roads Committee. Preston Dickinson suggested that since the roads are repaired and the Board is working to get the sweeping done on a regular schedule, a Roads Committee might not even be needed. The roads should hold up 10-15 years with regular maintenance. When they begin to break down again, a committee could be formed at that time. Patti Petromilli moved to abolish the Roads Committee. Mark Black seconded the motion. **It passed unanimously.** The annual cost to sweep the roads has been about \$1,200.00
 - iv. Common Lands Committee: Currently Mitch Hoggard is Chair, with Mark Black and Tony Petromilli as members. Because of his close proximity to Mill Creek, much of the work has fallen to Mark Black. The Board would like to formally thank him for all his good work in a frustrating and complicated area.
- d. Common Area Deeding Discussion. How do we move forward?
 - i. There was much discussion among the Board on what should be the next step in addressing this area. It was decided that the Board would compose a survey. The survey would query the Community about their interest, concerns and willingness for the Board to explore this further.
 - ii. Patti Petromilli will contact the attorney to ask about the legal aspects of the Association deeding Common Land to Homeowners.
 - 1. If we sell parcels of Common Land to Homeowners could we set up a fund with the proceeds that would pay for maintenance?
 - 2. What processes would occur as a result of a "sale" and what form that would take? Legal, tax, responsibility/compensation to other owners.

3. The research on this topic is long and complicated. The Board wants to be sure that the Community even wants us to continue.
 - iii. So far about 5 families have expressed interest in lands adjacent to their cabins. Common Land maintenance is a growing expense for the HOA, alone with its associated liability.
 - e. Nominating Committee: Currently has no members. Board members agreed to ask around. In earlier discussions, Amy Webster suggested that we wait until more cabin owners are up in Mill Creek next spring to start asking around. It's never too early to obtain members, though.
4. New Business
 - a. New Cabin Owners
 - i. Realtors have contacted Tim Coyne to determine if there was money owned for MCSHA billing on cabins that recently sold. We need to obtain a list of those new owners and reach out to them with HOA information.
 - ii. Patti Petromilli suggested that we print up a few Handbooks and leave them at the Resort. When Joe Van Meter and Jillian Hower encounter a new owner, they could give them a handbook and encourage them to reach out to the Board. Patti checked this with Jillian Hower at the Mill Creek Resort and she is willing to help us connect with new cabin owners.
 - b. Dumpsters
 - i. Patti Petromilli suggested that we put a schedule for getting dumpsters delivered and picked up on the Board's Timeline. The Board chose May 5th for the annual delivery date and October 30th as the scheduled removal date.
 - ii. The Yard dumpster will be delivered annually for the week of Labor Day. The new regular dates will be posted on our website. The MCSHA Treasurer will coordinate with Valley Waste Management.
5. Adjournment
 - a. Patti Petromilli moved and Mark Black seconded to adjourn the meeting. **Passed unanimously.**
 - b. Meeting adjourned at 4:34.