

Mill Creek Summer Homeowners Association Board
Meeting
September 3, 2018
Cabin #6, 40268 Hwy. 172, Mill Creek, Mark Black

1. Call to Order: Meeting called to order at 9:35 am
 - a. Present: Mark Black, President
Jayedene Chesini
Terry Cleek
Bill Loker, Secretary
Patrick Schimke
Tim Coyne, Treasure (via telephone)

Amy Webster, past secretary, MCSHA web mistress
Craig Faniani, Chair Architectural Review Committee
2. Welcome New Board Members (Hand Out Binders) Past Secretary Webster provided orientation binders to new Board members. MCSHA President Black noted that position of Vice President was vacant. Loker moved, Black seconded nomination of Jayedene Chesini for Vice President. Elected by acclamation!
3. Approval of Minutes from July 6, 2018 Meeting: Meetings from the Board meeting that occurred immediately after the MCSHA Annual Meeting were approved without correction.
4. Treasurers Report – Tim Coyne
 - a. Bills and Payments: Treasurer Coyne provided a written summary of the 2018-19 MCSHA budget with expenses incurred to date. See attachment A.
 - b. Status of Delinquent Dues: Treasurer Coyne indicated that the delinquent dues list has been reduced from \$3,230 to \$2,320 through recent receipt of dues from five cabin owners. Board President Black will follow-up with notice to other delinquent cabin owners. One delinquent account of \$860 will be referred to legal counsel for follow-up. Sanction for non-payment of association dues includes placing a lien on the property.
 - c. Proposed Budget Change (Hazardous Tree Removal) Board President Black reviewed the costs of Common Land clean-up and Hazardous tree removal. Black indicated that negotiation for removal of dead trees from common lands had been ongoing for several years. The contract recently concluded with Almanor Tree Service in the amount of \$13,200 is the lowest bid obtained from a licensed, bonded and insured service. The bid for clean-up of most extensive common land parcels is \$15,000 from Espinosa Landscaping. Espinosa was paid \$7,500 from the 17-18 budget. Thus the total anticipated cost in FY 18-19 for partial common land clean-up and common land hazardous tree removal is 20,700. The FY 18-19 budget for these activities is \$12,000, of which \$2,000 has already been expended for removal of a hazardous tree in imminent danger of falling on a cabin. Therefore there is a \$10,700 shortfall in budgeted funds compared to anticipated expenses.

After considerable discussion Loker moved and Chesini seconded that the Board seek an immediate one-time Special Assessment of \$100 per cabin to fund the common land work and to recommend an increase in annual dues of \$150/year to be voted on by the membership at the next annual meeting. Motion passed unanimously.

5. Old Business:

a. Common Lands Committee Report:

- Dead Tree Removal and Common Land Cleanup (Contract Approval with Almanor Tree Removal) – Mark Black See minutes under Item 4.c. above.
- Common Land Deed Transfers, Sale, Gifting, etc. Project – Mark Black MCSHA President Black outlined the issues facing the association regarding the management of common lands, including the costs outlined above. After some discussion Black suggested the formation of a sub-committee to clarify issues, seek input from cabin owners and report back to the Board. Schimke moved, Cleek seconded the formation of a sub-committee. Passed unanimously. Sub-committee members are Tim Coyne, Bill Loker and Amy Webster.

- b. Roads Update – General: Roads are generally in good condition after extensive maintenance. Loker drew attention to the heavy traffic and consequent wear and tear on Dogwood immediately north of Hwy 172.
- c. Dumpster Update – Tim Coyne The 40 yard dumpster for large household item waste is in place for one more week. The two smaller dumpsters will remain available for household refuse until early October.
- d. ARC Report – Craig Faniani Chair Faniani asked for clarification from the Board regarding the charge of the ARC. After discussion it was decided that the ARC should adhere to the charge spelled out in the MCSHA CC&Rs. The web-based information and form for ARC review will be amended to include a follow-up visit to completed projects to ensure that the project adheres to the proposal approved by the ARC. There are no new projects waiting review by the ARC at this time.
- e. Fire Report Update – Association Vice President Jayedene Chesini indicated that most lots were in compliance with clean-up regulations. A few still lack clearly visible reflective address signs. If owners do not comply with clean-up, they receive a warning letter. If warning is ignored, the next step is for MCSHA to notify CalFire. Chesini will review the letter to owners out of compliance. Chesini and ARC chair Faniani will do cabin walkabout earlier in order to get appropriate feedback to cabin owners in a timely manner.
- f. Current Committee Makeup –MCSHA President Mark Black provided a current list of sub-committees and membership. See Attachment B.

6. New Business

- a. Letters to Cabin Owners Concerning Renting of Cabins – Mark Black initiated a discussion of apparent violations of the CC&R restriction on cabin rentals

not to exceed 14 days per calendar year. In the case of cabins listed on Air BnB it is relatively easy to document excessive rental. Other cases are more difficult to document, especially allowing family and friends to use cabins rent free. These may appear to be rentals, but are not. Black wrote letters to several cabin owners reminding them of the restriction on renting. He has received no response. Board members discussed possible sanctions for violators of this (and other) CC&Rs. Black will consult legal counsel on appropriate steps. Vice President Chesini will consider proactive steps to inform local realtors of Mill Creek CC&Rs to prospective buyers.

- b. Discussion on How to Better Manage Our Forests – Secretary Bill Loker proposed that the Board consider proactive steps to manage the forest within the Mill Creek community particularly to reduce the risk of catastrophic fire. Alternatives include forming a community Fire Safe Council the principal task of which would be to create a Community Wildfire Protection Plan. The Board recommended that Loker continue to investigate this possibility and report back to the Board at its next meeting.
- c. Transfer of Secretary Duties, Any Concerns? – A brief discussion outlining secretary duties ensued. Past secretary Webster passed on several binders of past minutes and other important correspondence to Loker. Secretary is responsible for updating homeowner directory. Will work with MCSHA accountant and Water Board to track changes in ownership. Secretary Loker will be added to the Association bank account, as per Association by-laws.
- d. Shooting within the Home Sites – Mark Black mentioned the report of gunshots fired within or close to the Mill Creek home sites. There is insufficient information to follow-up. With the approach of deer hunting season, Board member Schimke volunteered to post “No Hunting” signs at both entrances to the community and to seek approval from the Mill Creek Resort owners to post a sign at the restaurant as well.
- e. Passing of Cabin Owners, Who Keeps Track? – Association President Mark Black noted the passing last week of long-time cabin owner Mack McMahon. Black volunteered to try to track the death of community members and recognize them, as is customary, at the Annual Meeting.

7. Other

- a. Welcoming new cabin owners: it was suggested that the titling companies that handle most real estate transactions be provided a copy of the Mill Creek Cabin Owners handbook that summarizes important rules for new owners, as well as a link to the Association website where new owners can review CC&Rs.
- b. Loker raised the issue of better tracking Association archives, such as lot boundary maps, important agreements reached during the land swap and other documents of interest. Bill Zeller and Ralph Meuter are two current owners with extensive documents of interest to the Association. President Black will follow-up with Zeller and Meuter. The Board will consider steps to digitize paper copies and find a secure storage for paper and digital copies.

8. Adjourn: The meeting adjourned at 12:10 pm.