

Mill Creek Summer Homeowners Association Board Meeting
Date and time; March 30, 2019 at 10:00 am
Place: 1757 Filbert Ave.,
Chico, CA 94926

Present: Mark Black, Bill Loker, Jerry Cleek, Janice Heckerson, Tim Coyne (phone-in)

Call to Order 10:10 am

Minutes from December 15, 2018 Board Meeting Approved unanimously.

Treasurer's Report

Tim Coyne reviewed written report. Related to the Treasurer's Report, Board members discussed the costs of tree removal and common land clean-up costs. These costs are higher than expected. Mill Creek community also needs to fund periodic road repair, as discussed and decided at the December 15, 2018 Board Meeting. Current dues will not cover projected costs of common land maintenance and road repair fund. After considerable discussion, **Cleek moved, Loker seconded That Mill Creek Homeowners Board recommend an increase to annual (regular) assessment. Amount of increase to be discussed at May MCSHA Board Meeting. Passed 4-1.** *(Upon further review of the CC&R's, this motion cannot move forward without modification by the Board.)*

All cabin owners are up-to-date on regular assessment, except one. Eleven have not paid Special Assessment. Another billing for Special Assessment will go out on or around May 1.

Treasurer Coyne discussed process of setting up road repair fund, as agreed last meeting. A portion (\$1,000) of the projected \$8,000 initial contribution has already been transferred from MCSHA CD to new account. Treasurer suggested depositing funds in a CD specific to Road Repairs to earn more interest. **Black moved, Heckerson second to fund CD with initial \$8,000 by end of fiscal year. Passed unanimously.**

Old Business

a. Common Lands Committee Discussion. Members have not met. Establish timeline for ongoing work with Almanor tree removal and Espinoza. Should have info for next meeting. Depends somewhat on Tehama County Resource Conservation District (RCD) projects to reduce fire risk. Will they get to our project this year? Two large common areas cleaned already. Still a creek side area to clean. First priority is roadside area to maintain fire break of Hwy 172. Janice raised issue of perimeter of clean-up. Some is USFS land, Some Collins Pine. What are USFS plans? Janice says she will follow-up with USFS rep in Chester. Invite him to our annual meeting this July. Cal Fire rep for our area is Brian DeSmet 530-200-2511.

Mark reviewed Community Wildfire Protection Plan for Mineral/Mill Creek. A copy of the Fire Suppression Plan is attached to these minutes. (Incorporate into minutes) Mark and Bill will follow-up with RCD on timeline, goals. Project appears to focus on fuel reduction in Common Land.

b. Welcome New Cabin Owners – MCSHA is working toward a more comprehensive and defined process to welcome new cabin owners and inform them about CC&Rs. Currently we are not systematically communicating with new owners. MCSHA needs to get CC&Rs and related information to title companies before people buy. Heckerson and Chesini are working on a welcome letter for new owners.

Title Companies generally contact Treasurer of MCSHA with a “demand request” while property is in escrow to see if there are past due fees. At that time, MCSHA should send a copy of a welcome letter, Mill Creek Handbook and CC&Rs to title company in response to “demand request.” CC&Rs also need to be available more prominently on website.

Mark Moved, Janice Heckerson second. ... Secretary will notify title companies in response to Demand Request provide CC&Rs, Mill Creek Handbook and letter of welcome. Passed unanimously.

c. Archiving MCSHA document – Bill reported that Amy Webster kept electronic copies of most relevant MCSHA Board documents. Bill will review archives and report back on existing archives and any gaps.

d. On-going discussion on how Board addresses (1.) Renters and (2.) Full Time Principal Residences. Discuss Board Position Papers on 1. and 2. – Mark reviewed difficulties in tracking rentals. To be discussed at Annual Meeting using a position paper developed by Mark and Bill distributed to cabin owners at Annual Meeting. Mark will look into distributing the position papers with annual dues invoice in June. One option is to change CC&Rs from 14-day rental to either no rental or unlimited rental. *Take a vote at Annual Meeting.*

Reviewed issues of full-time residence. Full-time residence is not directly addressed in CC&Rs. The limitation on full-time residence is in Forest Service Handbook, which is referenced in CC&Rs. What’s the definition full-time residence? One criterion could be: Mill Creek is primary/exclusive address. Approximately 5 households appear full-time. Develop position paper that strongly discourages full-time residence. Those that are here, we evaluate on a case-by-case basis. Need to develop a review process. Discussion item at Annual Meeting. *Will be discussed at next Board meeting. Bill and Mark w/Tim.*

e. Update Cabin Owners list after Annual Meeting. Cabin owners list can be provided to new cabin owners and continuing owners on request. Electronic version only.

f. ARC Report – Craig Faniani provided Mark with written report. Mark reviewed report from Craig (attached). Board proposed that a message from ARC be sent out with Annual fees invoice. We need notice from ARC of current violations of CC&Rs and

ARC policy. Consult with Craig about the timeframe for violations. We agree that ARC rules (12.4) need to be enforced. Craig can notify violators. Board will follow-up on compliance.

g. Update from Sub-committee on Common Lands Deed Transfer Project - Bill, Tim and Amy. Pending, initiate discussion before next meeting.

h. Fire Report Update –Mark reviewed new notification process and fire inspection report (1st and 2nd notices). Mark will incorporate minor revisions.

New Business

Green Waste and Mineral Transfer Station – Because we are summer residents, Mill Creek is exempt from new waste disposal fees.

Developing magnet with community activities on it. Other suggestions? Jayedene will report next meeting. Provide suggestions as to content of magnet.

Disposal of lot cleaning piles other than burning? Ideas? Green Waste has shown interest. Green Waste can offer containers or a communal dumpster.

Adjournment: 1:17 pm

Propose next meeting late-May in Mill Creek.