

## **Mill Creek Summer Homeowners Association**

Board Meeting

September 1, 2019 at 10:00 am

Mill Creek, Cabin No. 6 (Mark Black's cabin)

1. Call to Order (Quorum present?) Mark: 10:05 am. Black, Coyne, Cleek, Chesini, Loker
2. Introduction of Guests. Mark
3. Approval of Minutes from May 25th 2019. Loker moved, Black second, Approved 5-0-1
4. Treasurers Report: Tim Fiscal Year begins 7/1/19. Review of Expenses to date. 40 YD dumpster underutilized. Don't do this next year?
  - a. Bills and Payments. 3 delinquent on \$100 special assessment. 19-20 dues due yesterday. Tim will provide update next meeting.
  - b. Status of Delinquent Dues Payments.
  - c. Update on Special Assessment payments. 3 delinquent on \$100 special assessment.
  - d. Green Waste Bin for Lot Green Waste
5. Old Business:
  - a. Common Lands Contract with Espinoza's. Mark: Espinoza very high estimate. Mark will further negotiate. Jaydene provided name of another vendor: R&S Cabin 'N Lot Clean-up. 439 Lassen St, Chester, 96020, Robert: 530-816-0448. Sadie: 530-256-6088.
  - b. Fire Wise Project. Mark: Met last month. Mark will forward report via email to Board. Consult with Collins Pine to see if they are interested in thinning Mill Creek properties. Jaydene will contact.
  - c. Hazardous Tree Removal Project. Mark: NorCal Tree Service of Mineral working in area. Mark will contact them for hazardous tree removal. Should cabin owners be allowed to cut up downed trees on common land. Ask lawyer.
  - d. Renters and Full time Principal residences. Various
    - Notification of Board. Notify owners of process. Reiterate quiet hours and other policies. In case of offense, please notify Board, complaint form online so we can act.

Will include: Name of owner, Cabin #, Dates and Days of each rental. Names of renting party. Indicate that you have informed renters of quiet hours. Each instance of rental must be reported.

Violation? \$500. Asking lawyer for guidance.

Does Board need a rental monitor who will try to track cabin rentals and investigate rentals?

- Change CC&Rs – No rentals by new cabin owners. As of July 2019, new cabin owners will be prohibited from renting.

Mark reviewed complaints. Re: Cabin 76, 94 Mark will contact owners.

Principal residence: At Annual Meeting membership voted to prohibit full-time residence from July 2019 forward. Can we grandfather in selectively? Garton: provide a use permit for full-time residence. Non-transferable. Higher dues, water rates. Jerry: Only let people who have lived as principal residence (resort) in the community legally remain. (That would allow Neher's and not others.)

Loker moved, Black seconded, Adopt a permit system for current full-time residence as suggested by Supervisor Garton. Motion failed 1-3-1.

Mark will consult with legal counsel regarding remedy for violation.

e. Fire Report Update. Jayedene: no new information. Jaydene will follow-up with people who did not pick-up fire report at Annual Meeting. E-mail or letter, within one month.

f. ARC Report. Craig: Asked for clarification on acceptable color plate. Will consult USFS on this issue. Mark will notify residents of Cabin 39 of excess equipment in yard.

g. Trusted Vendor Status Update. Mark: Loker moved, Cleek seconded: Board does not endorse trusted vendors. Motion passed unanimously.

#### 6. New Business:

Mark will contact Ishi Conservation Corps about clean-up of common land.  
Anne Bianchi professional grant writer offered her services. Fire suppression?  
Improve sound system for Annual meeting.  
Consider a rental control manager (Jerry).

#### 7. Announcements:

#### 8. Adjournment: 12:38