

Mill Creek Sumer Homeowners Association - Board Meeting Minutes

December 7, 2019 at 10:00 am
14640 Paynes Creek Rd.
Red Bluff, CA 96080 (Home of Mark Black)
(530) 200-0765 (Mark)

1. Meeting Call to Order: 10 am
2. Introduction of Guests: none
3. Assure quorum present: Black, Chesini, Cleek, Loker, Shannon, Coyne (phone in)
4. Approval of Minutes from September 1, 2019 Board Meeting: Chesini moved, Cleek Seconded. Approved.
5. Treasurers Report: Tim Coyne: See Report. Annual budget \$26,100. \$17,600 spent to date. Most on Common Land and Tree maintenance. Balances: Annual budget estimate \$1,093 balance at end of fiscal year. Overall balance \$106,740 total.

A. Bills and Payments

B. Status of Delinquent Payments: Total is \$1,960. Coyne is following up with delinquent members. Tim reviewed possible interest charges on delinquent payments. Mark will confirm legality of charging interest on delinquent payments.

C. Green Waste Bin for Cabin Lot Cleanup: Cost is prohibitive for MCSHA. Individual cabin owners can pursue other options. Do we need the 40 yard container at \$900? Last time not used to capacity. **Don't do it next year.**

Other: 19/20 outlook is for a \$1,035 positive balance at end of fiscal year.

6. Old Business:

a. Common Lands Contract with R&S Cabin "N" Lot Clean Up: Mark Hired them to do some common land clean-up along Hwy 172. From Cabin 34/35 to 120. For \$11,000. Underbid Espinoza. Good job. Good to work with. Also removed 3 hazardous trees @ \$800 each. There's another common area in need of clean-up below Tamarisk water towers that is probably a \$20K job. Split into two year increments.

b. Fire Wise Program Update- Mark Go ahead with Fire Wise grant led by Jim Richardson. Can we get a Timber Management Plan with that grant? Mark will follow-up with Richardson.

c. Hazardous Tree Removal Project Update: Mark Barber cabin three trees removed successfully by R&S.

d. Renters and Full Time Residency Update: Mark. How to amend CC&Rs to reflect cabin members decision to prohibit renting. Yes, require notification to MCSHA. Notify cabin owners of new legal decision via email. 14 day rental clarification. Notification rule.

Year-round residence ... need legal advice.

2. Darren Bevan legal services. More expensive than current lawyer. Has expertise in homeowners' association law. But not experience in renting and full-time residence issues. Water issues require (expensive) meters. Legal costs would increase dramatically with Bevans. Current lawyer fee is \$325/hr, versus \$400/hr? Need more information to decide if we should sign the contract.

Random sample of informal metering?

e. Fire Report Update: Jayedene ... Needs volunteers to help walk the cabins. Has ~ 3 people interested. Will follow-up with people who did not clean-up lots adequately.

f. ARC Report Update: Craig ... Cabin 39, Derek ... wants ARC approval for addition. Problems with plans. ARC says get Tehama Co approval first and then ARC will review approved plans. He has promised to remove clutter and equipment from lot. May have already.

g. Trusted Vendor Status: Mark Lawyer says this is not a liability issue. Do we want to endorse vendors? Board says no.

7. New Business:

Water Co Report: Met with water lawyer. Water lawyer wants to talk with association lawyer. Cabin owners face possibility of a fineable offense if we go over our allotment of 16,800 acre feet. Fine could be \$1,000/day for each day we draw water once we have used our allotment. We have not been fined yet. Water Board is trying to determine if we have riparian rights to spring. Riparian rights differ from adjudicated rights. We have not registered that right (versus adjudicated rights). To register riparian rights cost \$50K and takes 3 years.

Ramirez sued Water Co. for loss of water during a break.

Board discussed high rates of water use in Feb, March. Are these false readings? Current outtake meters are calibrated to state standards. Are there

leaks? Is there truly water consumption at high levels by year-round residents or renters in these months?

New Speaker system for annual meeting ... Mark will research ...

Summit Springs is doing a land swap ... want advice.

8. Announcements: none

9. Adjournment: 12:10 pm