

Mill Creek Summer Homeowners Association

Annual Meeting Minutes

Saturday, July 6, 2019 at 10:00 am

Mill Creek Resort Campground

1. Call to Order: 10:09 am - Quorum present – 75 cabin owners represented
2. Pledge of Allegiance: President Mark Black
3. Acknowledgement of Passed Homeowners: Patrick Schimke – Fleet Irvine (Cabin 97), Bill Zeller (Cabin 131), Barbara Woogerd, (Cabin 9) Riddle.
4. Introduction of New Homeowners: Jayedene Chesini – Bill and Andrea Cuthbertson (Cabin 82), Wes and Grace Hendricks (Cabin 98), Steven and Laura McCarthy (Cabin 18), Mark and Linda O’Sullivan (Cabin 121), Larry and Gayle Weaver (Cabin 123) Betsy and Mike Karle (Cabin 93)
5. Guests Present: Mark Black
 - a. Mike Shannon, Mill Creek-Lassen Mutual Water Company
 - i. Mike reviewed the status of Mill Creek water allotment and use. In 1954 the State Water Control Board gave Mill Creek cabin owners an allotment of 15,000 gallons per day or 16.8 acre feet per year. In the last two years we have used 18.3 and 18.4 acre feet. (There are 325,851 gallons in an acre foot). We generally have 10% leeway for exceeding our allotment. We are dangerously close to exceeding our allotment. Mill Creek is a “priority watershed” for the State, given the remaining salmon run. Water conservation needs to be a priority. Our excessive water consumption has bearing on the question of year-round residence and cabin rental.
 - b. Dennis Garton-Tehama County Supervisor.
 - i. Dennis discussed current water issues in the county, including groundwater management. He emphasized the importance of water conservation. Garton also discussed fire prevention and preparedness. He remarked on how clean Mill Creek lots looked and commended our efforts. He supports the activities of the Tehama County Fire Safe Council and recommended our continued participation in fire safety efforts. He also mentioned new recycling requirements which may affect Mill Creek.
 - c. Bernie with Suburban Propane. Sign-up to keep propane costs low.
 - d. Kendall Mayfield or representative- plumber out of Red Bluff. **Not present**
 - e. Joe or Gillian from Mill Creek Resort. Joe mentioned Movies in the Meadow, Stargazing in the Meadow and other activities designed to draw visitors to Mill Creek and provide activities for cabin owners. Reminded all of the pancake breakfast Sunday morning and asked for help setting up and taking down. He also emphasized resort efforts to conserve water and urged cabin owners to also conserve.
 - f. Jim Richardson- Superintendent, Lassen Volcanic National Park. (Richardson appeared later in the meeting, but remarks are summarized here.) Richardson emphasized importance of fire prevention and preparedness. He provided handouts regarding the “Fire Wise” program. He mentioned the importance of keeping lots clean and other parcel level actions to reduce fire danger. He indicated that current guidelines include 12’ spacing between tree crowns within 60’ of cabins to avoid “crown fires.” Recommended substantial forest thinning in Mill Creek. He indicated that US Forest Service will be

proactively thinning forests in our area. He urged Mill Creek cabin owners to be more active in fire suppression efforts.

6. Approval of Minutes of July 7, 2018-posted on website. Minutes approved unanimously.
7. Treasurers Report- Mark Black for Tim Coyne, Financial Reports as Distributed.
 - a. Current Financial Report- Including Special Assessment. Mark Black indicated that we overspent last year's budget by \$1,496. MCSHA has \$102,390 in bank. There is a pending expense of \$6,600 for tree removal.
 - b. Budget for 2019-2020-Minimal changes from last year (2018/2019). Mark presented a proposed 2019-2020 budget of \$26,100, \$1,800 less than 2018-19. Anticipate lower expenses for common land cleanup and road maintenance. Common land cleanup and tree removal are the main expenses difficult to predict.
 - i. Comments from the floor: Suggestion that Board look into a green waste container to handle lot cleanup. Board agreed to look into this. Others mentioned Chester as a place to take green waste.
 - ii. Suggestion that Board look into recycling bin for glass, aluminum, steel, paper and other recyclables. Board agreed to look into this.
 - c. Approval of Budget for 2019-2020. **Kirch moved, Hoggard seconded approval of 2019-2020 budget as presented. Motion passed.**
8. Nominations/Election of Board Member- One Board member has resigned due to health issues, that position needs to be filled.
 - a. Names presented before meeting. Dave Kolakowski and Mike Shannon
 - b. Nominations from the floor. None
 - i. **Mike Shannon elected by secret ballot.**
9. Old Business:
 - a. Rental of Cabins per CC&R Section 4.10.- Mark Black
 - i. Mark Black introduced the issue, which was the subject of a vote presented to cabin owners in a mailing. Cabin owners were also able to vote at the annual meeting. Cabin owners were presented with the option of banning rentals or more strictly enforcing the 14 day per year limit. Black indicated that the Board is receiving complaints about cabin rentals. He also indicated the difficulty in enforcing the 14 day per year limit on rentals. It is also the case the California Civil Code prevents a homeowners association from prohibiting rentals for existing owners who purchased property when rentals were allowed. (This fact was not known prior to the ballot to ban rentals.) A vote to ban rental will only affect cabin owners who purchase property after a ban goes into effect.
 - ii. A long discussion ensued. Joe van Meter, co-owner of the Mill Creek Resort, spoke about the importance of Resort cabin rentals as the principal source of income keeping the Resort solvent. General sentiment expressed by membership opposed rentals.
 - iii. **Ballots indicate: 25 vote to ban rentals, 17 vote to increase oversight of rentals by Board.**
 - b. Full-time residency at Mill Creek Home Sites – Mark Black
 - i. Mark Black introduced the issue. Currently 5-6 full-time residents in Mill Creek. Forest Service handbook prohibits full-time residence. CC&Rs do not explicitly prohibit full-time residence. Full-time residence affects water usage, septic impacts. Discussion ensued with cabin owners

expressing a variety of opinions on the pluses/minuses of full-time residence. **Preston Dickman moved/Shirley Boracci seconded: Board should consider options and legal issues to prohibit further full-time residence. Passed by voice vote.**

- c. Safety Announcements: Mark Black
 - i. one cabin had chimney fire.
 - ii. dumpsters will be in community from May to October. Please keep area clean to prevent bears and other animals from getting into trash.
- d. CC&R – Now easily accessible on **millcreeklassen.com** web site (new)
- e. Fire Hazard Prevention Committee Report-Jayedene Chesini
 - i. New Fire Inspection Reports were distributed to cabin owners. In cases of lots not properly cleaned for fire suppression, owner will receive multiple notices. Multiple violations are considered a misdemeanor.
- f. Tehama County Resource Conservation District. Mark Black
 - i. Discussed as part of previous fire safety discussions.
- g. ARC Report-Craig Faniani
 - i. Owners were reminded of ARC functions, including restrictions on cabin color, the need to remove/hide clutter under decks and – especially – the requirement to apply for ARC review for renovation/remodeling projects.
- h. Road Report-Mark Black
 - i. Black reported that roads appear to generally be in good shape, such that road sweeping will not be done this year. The Board is also saving money in a special fund to prepare for road overhaul every 10 years.
- i. Common Area Report- Mark Black
 - i. Black reported that \$17,000 was expended to clean up two large areas in 2019. Maintenance of common areas remains a source of ongoing and unpredictable expense.
- j. Website (**millcreeklassen.com**)- Amy Webster
 - i. The Board and community thanked Amy Webster for her ongoing maintenance of the Mill Creek website.
- k. Common Land Deed Transfers to Cabin Owners (Handout)- Bill Loker
 - i. Loker reviewed the main points on a handout listing the pros and cons of transferring common areas to adjacent cabin owners. The feasibility of doing so has been periodically raised by a few cabin owners. The conclusion of the study group considering the issue is that there are a number of uncertainties regarding the process which is bound to be labor intensive. If there are cabin owners interested in pursuing this option please contact Mark Black and be prepared to serve on a sub-committee to investigate this matter in depth.

11. Announcements: Mark Black

- a. Mill Creek Volunteer Fire Department Pancake Breakfast, Sunday, 8 to 11
 - i. Need volunteers to help set up Saturday about 6pm and take down Sunday pm
- b. Independence Day Parade: line up by Hole in the Ground Road about 10:00.
- c. A cabin owner asked about the presence of drones in the development. Mark Black suggested that anyone noting drone presence file a complaint through the usual channels.

12. Meeting Adjournment: 1 pm

