

Mill Creek Summer Home Improvement Association

Annual Meeting July 2, 2005

The meeting was called to order by President Jude Tarrant.

The salute to the Flag was led by President Jude Tarrant.

Roll call of Board members indicated that all were in attendance. Appointed officers Blanchard Rogers, Treasurer Homeowner Association and Jack Major, Associate Treasurer LLC were present.

Homeowners in attendance were asked to sign in with the secretary and receive their ballot and new roster. If you have a proxy please bring it when you pick up your ballot, you will be requested to sign as proxy on the register. The results of the voting will be given at the end of the meeting. Any cabin owner who did not get a roster or if you have any changes to the roster were asked to fill out a form. If the information is not on the form it will not be corrected in next year's roster. Please contact Shirley Boracci, Secretary at 801 W. Monterey Street Orland, CA 95963, phone 530-865-2306 or e-mail sboracci@aol.com with your changes.

A moment of silence was held for our departed cabin owners. Please stand for a moment of silence to remember the people we have lost this year and also remember our troops that are fighting for us.

New cabin owners were welcomed. Jim and Pam Wilson cabin # 126

The minutes of last years Annual meeting were not available due to a malfunction of the tape recorder. This year two tape recorders will be used.

Treasurer's Report:

Blanchard Rogers report was given as follows:

Checking account	\$ 2,038.86
Savings account	<u>35,550.12</u>
	\$37,588.98

Total income for the 2004-2005 year was \$2,200.00. Expenses included liability insurance, supplies, postage, water tests, repairs etc. totaling \$12,226.39.

No treasurers report of the LLC due to all funds being turned over to Chicago Title for disbursement.

Lois Charlton was not available at the meeting but will be here this afternoon at the BBQ. Any questions you have for her, she will acknowledge. Lois has been a great help is getting the Land Swap completed and we owe her tremendous gratitude.

Old Business:

Frank McCaughey gave the following information on the fire break. Fuel break contractor that was original contracted to due the work was not able to due it so the contract will be let again this summer/fall.

Frank - "One thing I was wanting to say is - I have been on this Board for a number of years and this Board is here and I think we should congratulate the rest of the Board members. We have come up here for the last ten years in the winter, in the snow and we when we first started this project we met monthly and as we progressed meetings were not required as often. We have been very dedicated and have come from a social club to a million dollar business in this Land Swap and I think we should show a sign of appreciation for the rest of the Board members."

President Jude explained that due to the By-Laws of MCSHIA any business concerning Mill Creek had to be held in Mill Creek and the Board had to travel to Mill Creek to do any business. But when the LLC was formed it allowed us to meet in the flat land and made life easier. MCSHIA has not had a meeting since last year, but the LLC has been able to carry on with the business of the Land Swap. "We do appreciate you for your appreciation and we are really glad it is over. Really really glad it is over." Jim Saake is not here today because he has missed his family reunion for the last five years to be with us and explain what was going on. He is happy and isn't it nice that we don't have to have him this year. We are so excited. Jude stated that she went back in the old records and found some information concerning the beginning of this Land Swap and that was in 1991, fourteen years ago, and just after those who were involved in the first attend were refunded their money. This first attempt failed because of internal strife. Our first Project Manager, Steve Honeycutt, stated that if this attempt failed it would be because of people on the inside causing us problems. He was right, but we didn't fail. It has been a very big year for us. In November we completed the Land Swap with the Forest Service and the land became the property of the LLC. In May, the subdivision map was done and submitted. We have had terrible problems with everyone we have contracted who was supposed to be "the Best". It was difficult to keep everyone on the right path and fortunately Ralph retired a couple of years ago and was able to work with the project manager. Had he not retired, we might have been another couple of years. But, we made it! Jude reminded everyone about the three Board members who are not here to see completion. They worked really hard on this and they are Orin Johnston who gave untiring hours, Johnny Silveira who was always there no matter what we needed and Ernie Boracci who kept us sane no matter how crazy we all got. And we know that they are smiling on us today because we have finally done this. In spite of all the rumors you might have heard, no members of this Board took you money and went to Costa Rica, Hawaii, if we have tans it is because we have been outside working in our gardens. No Board member has accepted a penny for all the work they have done or the miles they have traveled or the time they have had to take off of work to do it. Every penny that you have put into this, is still in it, so all those stories are not right. No one will be grandfathered in because they have not paid their dues, or fees, or paid the small amounts that are not yet paid, everybody will pay before they get a deed. As those of us on the Board are completing our terms, you will not see us as Board members. You will see us working in the community as we hope all of you will also. I had a phone call that complained that this Board was a "click" and was not doing a good job. Every year the election is open to everyone and you have elected the people you think are qualified to represent your best interests. As our terms end we will be leaving this Board in the trust of new Board members. It is important for everyone to remember that we made a promise to the Forest Service that we would keep this area as it is. We cannot build giant cabins, we cannot build giant decks, we cannot be year round residents, we cannot make a greater impact on the land or the stream. They will be watching us because we made this promise. We have heard that some of the people want to be on committees because they wanted to make some changes. We are tightly governed by CC&R's that directly mirror Forest Service guidelines. These will be enforced if the rules are not adhered to. When you plan to make changes to your cabin, you still have to go to Tehama County, you still have to get a permit, and you will have to go the

Architectural Committee to get your plans approved. Everybody has a job here and remind your family and those who use your cabin of all the rules. New Board members will be needed, if you want to be on a committee, please come to the meetings so we will know who you are.

Ralph - "Jude has identified this last year with all the frustration and delays we have had, when you put it into perspective, we have accomplished a lot this past year". (See last page of minutes for up-date on escrow closing)

Land Swap with the Forest Service

Subdivision map approval

California Department of Real Estate approval

White paper DRE approved to start issuing deeds

Chicago Title prepared 119 packets of documents for cabin owners

Deeds will be submitted to Recorder's office for recording

Question - Will the people who have not completed their septic tank approval get their deed? The answer is yes. They will get a deed but Tehama County will be watching for septic tank completion and they will be in contact with those who are still in the process of compliance.

Question - Will there be a payment due Tehama County for taxes this year?

Answer - Several cabin owners have raised the question about taxes for this year. The Mill Creek LLC prepaid Land Taxes, which are reimbursed in escrow. In addition, the regular tax bill from Tehama County has been sent out recently. This bill is on the Improvements (cabin, etc.) and is due August 31, 2005 to the Tehama County Tax Collector. In the future, we will all receive one consolidated tax bill from Tehama County for Land and Improvements.

Question - What will happen to people who have not paid their fees to the LLC? Will they get their deeds and/or lease?

Answer - Everyone has indicated that they will put their money in escrow and that everyone will get a deed. This will eliminate the LLC and it will be dissolved.

Question - Who will receive the packet from the title company if there are multiple names on the deed?

Answer - You will need to inform the title company as to who should receive the documents.

"Ralph has done a great job of working with Jim and other departments and we really owe him a big bundle of thanks."

Please DO NOT call Gayle at the title company; it will only slow down her progress. If you have something that needs clarifying, by all means call her, but remember you are taking her time away from what we all want done.

New Business:

Water Board:

Tommy Thompson - Please fill out the survey and turn in. Members of the water board were introduced. Roger Myer - One share of ownership will be issued to each cabin. You will not receive the original, it will be kept in a safe place and you will receive a copy. The Annual Shareholders meeting will be held in July each year and Board meetings will be held as needed.

Terry - Maintenance engineer: New stand pipes will be installed in the future. Major shut off valves will be up graded and work parties will be requested. Everyone was asked to look at their own valves and be sure they are working and not leaking. Label them with the tags that are available. Quarterly reports show that we have passed all requirements.

Jude stated that the amount of \$103 for the water fee is not the total that will be due each year. The amount will be in the same range as what we have been paying in the past along with the Forest Service permit fee.

The party is the next thing on the list. The party starts in the meadow at 3pm. No BYOB there will be a no-host bar. Don't forget you silverware, side dishes, etc and please stay around to help move the canopies to the parking lot for the pancake breakfast in the morning.

Election of Officers:

Shirley Boracci, Preston Dickerson, Matt Pendergast and Jim McDaniel are the candidates willing to run for a Board position for the year 2005-2006. Jackie Vanbuskirk nominated Dick McCully as a write-in candidate. Each candidate gave a brief description of why they are volunteering to be on the Board. We are grateful for each candidate willing to put time and talent into our community. There is space for write-in candidates. The results will be given at the end of the meeting.

Jackie Vanbuskirk thanks everyone for their support in the past years.

Doug Young - Congratulated the Board for their hard work. They never gave up; it was two steps forward and one back with a lot of frustration. A new chapter is beginning today. We do not have the Forest Service telling us what to do. It is up to us and we can either work together or cause problems as in the past. It is up to us. It takes a real patriot citizen to step forward and do what they have done; we owe them a heap of gratitude. Pledge your support to the new Board.

Fire:

Terry - If we can get the new stand pipes in place it will benefit all of us and with our insurance. Our rating will go down which means less cost to us.

Question - What is our storage capacity?

Answer - Currently we have 60,000 gallon in six tanks plus 20,000 gallons in the wooden tanks. Switch valves have been installed which means that we can run off our domestic tanks as well as our wooden ones. The wooden ones are only for fire protection.

Question - Is the chlorination going to go away?

Answer - No. It is here to stay due to State rules and regulations.

Question - Is the water storage sufficient for fire protection?

Answer - The storage system that we have is twice the amount that is required.

We will be looking at applying for grants to install the stand pipes.

We were under Forest Service regulations but now we are under CDF regulations.

New set back requirements are:

to clean 100 feet around your cabin which should include any common area around you place.

Lattering fuel near your cabin should be cleaned up ten feet above the ground.

If a tree limb hangs over your cabin near you chimney it needs to be cleared back ten feet.

CDF will be doing some spot checks and will be issuing citations if necessary.

We have to follow the rules regarding burning permits. From May 1st permits are required and we have to call Air Quality Control for a burn day. If you are burning on a no burn day you could be issued a citation that will cost you a minimum of \$200. Follow the rules to keep your place safe. There are people available for you to hire to burn your debris.

There is a bear alert for our area. There is a momma bear and two cubs in the area. Don't leave food out for them, they can be destructive.

Question - Is it possible to have a community dumpster?

Answer - It won't work. It would be a policing problem because people will be dumping everything in it. We need to talk with our County Supervisor regarding the hours that the station in Mineral is open and let him know that it is not working.

Election Results:

The new Board members were introduced as follows:
Shirley Boracci and Matt Pendergast. Our thanks go to **all** candidates who threw their hat in the ring; they are Preston Dickerson, Jim McDaniel and write-in candidate Richard McCully.

Announcements:

If you have a service company that has done a good job in our area please post their card on the bulletin board.
Terry said the 20th Annual Pancake Breakfast will be held on Sunday morning from 8am to 11am. Each year this event has grown and is better than ever. Several cabin owners have donated prizes. The raffle is \$1.00 per ticket or 6 for \$5.00. There will also be an auction. Set-up of the tents, tables and chairs will be tonight at 7:30pm.
Thanks for your support of the Post Office. It is what keeps 172 open during the winter months. Please continue to support it. You can have stamps mailed to you free of charge.
Parade will be held at 10:00am Sunday morning, forming at cabin #11.
Question - Can we put the roster on the web site?
Answer - No, people do not want their information on the web for everyone to see.
Shirley - This is a pet peeve of mine. To me the United States Flag is a very important part of our lives. In walking through our community I see some flags that are in very poor condition. They are faded and torn. We need to be proud of our area and need bright flags flying. I have made up a sheet on the care of your Flag and the days it should be flown. If you have a permanent flag it needs to be illuminated 24 hours a day and should be an all-weather flag. To me it is disheartening to walk around and see a Flag when you can not even tell what the colors are. Please take care of our Flag, it is very important to all of us.

Housekeeping:

1. Quiet hours are from 10pm until 8am. No noisy vehicles, parties etc.
2. Any painting of cabins needs to be approved. The colors are forest colors and it will not change in the near future.
3. All dogs are to be on a leash. Tehama County has a leash law.
4. Our area has rules regarding snowmobiles/quads. No circling around the cabins, you can go from one place to another, that's all. Please inform your guests of this. Violators will be reported to the Sheriff's Department.
5. Camp fires are contained in a fire ring.
6. Everyone needs to clean their individual lot. It is required to clean 100 feet around your cabin, but if you want to clean more it will show "Pride In Ownership".

The meeting was adjourned.

Submitted,

Shirley Boracci, Secretary
Mill Creek Summer Home Improvement Association

If you have a change of address, phone number, etc. please send to Shirley at the address below.

Shirley Boracci, Secretary
801 W. Monterey Street
Orland, CA 95963
Email sboracci@sbcglobal.net
Phone 530-865-2306
Fax 530-865-2306

Check out our web site www.geocities.com/atwebs/millcreek -

Land-swap and Escrow Update

Since our meeting in July, here is a brief update of significant events related to the Land-swap and Escrow activities. On July 18, 2005 Gayle Wood of Chicago Title Company in Red Bluff completed all of the escrow document packages and mailed them out to cabin owners. As of August 19, 2005, Gayle Wood had received back 104 sets of completed and signed escrow documents with proper payments. Those completed and signed documents have been taken to the Tehama County Recorder for recording and issuing of deeds. The deeds are sent out from the Recorder's office shortly after they are recorded. The remaining 15 cabin owners are in the process of completing their escrow documents, and it appears that all 119 cabin owners will come close to meeting our deadline of August 25, 2005 to finalize this escrow process.

Several cabin owners have raised the question about taxes for this year. The Mill Creek LLC prepaid Land Taxes, which are reimbursed in escrow. In addition, the regular tax bill from Tehama County has been sent out recently. This bill is on the Improvements (cabin, etc.) and is due August 31, 2005 to the Tehama County Tax Collector. In the future, we will all receive one consolidated tax bill from Tehama County for Land and Improvements.

Please check the Mill Creek web site - HYPERLINK www.geocities.com/atwebs/millcreek
www.geocities.com/atwebs/millcreek - for future information and updates.