

MCSHA Annual Membership Meeting  
July 4, 2009  
Mill Creek, CA  
Minutes

1. Called to order at 10:10 AM by Dick McCulley
  - a. Board members in attendance
    - i. Dick McCulley, Bill Zeller, Howard Wolff, Fleet Irvine, Preston Dickinson and David Zeichick
  - b. Board members absent
    - i. Joe Klein
  - c. 61 cabins had at least one representative in attendance
2. Flag Salute
3. New Homeowners- Dick McCulley
  - a. Cabin 68
  - b. Terry and Georgene Neher
4. Minutes from July 5, 2008- David Zeichick
  - a. Jim McDaniels moved to approve the minutes
  - b. Janice seconded the move
  - c. All approved
5. Summit Springs Introduction - guest speaker: Judy Nunez
  - a. 4 years ago the Forest Service told the community that trailers must be removed. Cabin owners had three choices
    - i. Sell improved site
    - ii. Build a cabin by December 31<sup>st</sup>, 2010
      1. must be 1,400 square feet
    - iii. Turn land back over to the Forest Service
  - b. Majority of the community sold their lots
  - c. Five lots are currently for sale
    - i. 3 of these have plans for building
    - ii. 2 are hoping for an extension
  - d. At the end of this year permits to use the site will increase from \$375 per year to \$2,300 per year
6. Treasurer's Report - Howard Wolff
  - a. \$13K in outstanding dues
  - b. \$128K reserves total (minus outstanding dues)
  - c. \$48K for roads
  - d. \$15k for land cleanup
  - e. \$6300K taxes on interest
7. Nominations/Selection of New Board members- Preston Dickinson
  - a. Mike Silveira (cabin #72)
  - b. Suzie Kirch (cabin #3)
  - c. Dick McCulley (returning board member)
  - d. Nominations from the floor
    - i. None
  - e. Show of hands vote

- i. Majority raised hand in favor
  - ii. None opposed
- 8. Land Clean up- Dick McCulley
  - a. Perimeter Clean up – guest speaker: Jenifer Hansel: USFS representative
    - i. 80 acres to be cleaned up
    - ii. Work was contracted out
      - 1. Engines 14 & 15 and firefighters out of Chester
    - iii. Will address PG&E easement cleanup with PG&E
    - iv. Questions
      - 1. How will piles be removed
        - a. Will be burned in the winter
      - 2. When will area east of Ash Way be cleaned up?
        - a. It is not in scope for USFS cleanup since it is part of the common land
  - b. Lot Clean Up and Maintenance – guest speaker: Dave Harp
    - i. New ordinance requires 100 foot defensible space around all lots
      - 1. Limb up trees
      - 2. Mow grass to less than 3 inches
      - 3. Remove pine needles so that coverage is less than 3 inches deep
      - 4. Thin out trees
    - ii. Non-compliance with new ordinance
      - 1. Misdemeanor- 6 months in jail
    - iii. Inspectors have been sent out beginning in April
    - iv. ISO
      - 1. Point rating that takes into account
        - a. Water system (hydrants)
        - b. Fire personnel
          - i. Year round or seasonal
        - c. Fire station equipment
      - 2. Most insurance companies use point rating to determine rates
        - a. AAA does not use the ISO to evaluate rates
      - 3. Mill Creek cannot get a rating lower than a “9”
    - v. Questions
      - 1. Do we need to remove pine needles?
        - a. Pine needles don’t negatively impact a “running” fire
        - b. Don’t burn your pine needles, chip or remove them
      - 2. Can we stack firewood?
        - a. Don’t stack against decks or cabins
        - b. Clean area around stacks
      - 3. Who do we call to report an unattended fire?
        - a. The Forest Service will investigate reports and Cal Fire may follow up
      - 4. Are recreational (campfires) still allowed?

- a. Yes. If it looks like a debris burn, then no
      - b. No permit is required
    - 5. Will you submit to put in another tank?
      - a. No, that is done by your association
    - 6. What height should you ladder a tree to?
      - a. Ladder to 10 feet or 1/3 the tree's height
    - 7. What number should we call for complaints?
      - a. 530-528-5199
    - 8. Are fireworks legal?
      - a. No, they are illegal on cabin sites
  - c. Common Property Clean Up- Howard Wolff
    - i. 5 parcels were identified for cleanup
      - 1. Tamarack, Ash, parcel east of store, north side of 172 and west of the store
    - ii. Guest speaker: Clint Pearson
      - 1. Call Clint at 530-394-8157
      - 2. Questions
        - a. Can chips be piled up for people to bring home?
          - i. yes
9. ARC – Preston Dickinson
  - a. Please go to the association website to apply for any changes to your cabin
  - b. Talk to Tehama County for permits
  - c. The committee is comprised of:
    - i. Dick McCulley, Mike Silveira, Susie Kirch, Art and Preston Dickinson
10. CC&Rs – Howard Wolff
  - a. Complaint and response form procedures:
    - i. Resolve with your neighbor
    - ii. Submit form or take legal action
    - iii. Recipient of the complaint receives the response form
    - iv. If complaint is not resolved then a resolution date is set by the board
    - v. Contact attorney if not resolved by board's date
    - vi. Litigation by attorney if still not resolved
  - b. Questions
    - i. What action has been taken with the "lower Ash problem"?
      - 1. The board is in process of receiving a letter from the attorney that will be sent to the cabin owner
    - ii. Is the HOA mailing address on the website?
      - 1. yes
11. Homeowner's Guide – Bill Zeller
  - a. Thanks to Kelly Zeichick for assisting with the editing of the Homeowner's Guide, Bill's wife and Amy Webster.
12. Labor Day Barbeque – Dick McCulley
  - a. Invite Summit Springs community

- b. Dale McDanis will be the cook
  - c. Request approval of \$500 to spend on meat and supplies
    - i. 1<sup>st</sup> to motion- Jim McDanials
    - ii. 2<sup>nd</sup> to motion- Matt Pendergass
    - iii. All in favor
  - d. Cost is divided between HOA and Water District
  - e. Silent auction pays for most of BBQ
    - i. Please contribute. Contact Fleet
  - f. Two adults and two children free for each cabin
    - i. \$5 for each additional person
13. History of Mill Creek- Ralph and Marilee Meuter
- a. The following questions will be sent out to each cabin owner:
    - i. When was your cabin built
    - ii. Can you provide a historical statement about your cabin
    - iii. Basic info:
      - 1. Ownership, year purchased, antidotes
  - b. You will be contacted via email
14. Announcements – Terry Neher
- a. Fire department pancake breakfast and raffle starting at 8am.
  - b. Parade
  - c. Mercy Medical
15. Adjournment
- a. Petranelly moved for adjournment
  - b. Meeting adjourned at 12:30pm