

Mill Creek Summer Homeowners Association - Board Meeting Minutes

March 15, 2020 at 10:00 am
14640 Paynes Creek Rd. Red Bluff, CA 96080
Home of Mark Black, (530) 200-0765

1. Meeting Call to Order: 10:14 am. Present: Black, Schimke, Cleek, Shannon, Loker, Coyne (phone in)
2. Introduction of Guests: None
3. Approval of Minutes from December 7, 2019 Board Meeting: Bill Loker passed unanimously as modified.
4. Treasurer Report: Tim Coyne
 - A. Bills and Payments: See written report. Payments to date of \$22,796 on budget of \$26,000 Annual balance of \$3,303.37.
 - B. Status of Delinquent Payments:\$2,000.40
 - C. Pending Dues for 2020/21: depends on common land clean-up and legal fees.
 - D. Balance of Fiscal Year Expense Outlook: Projected expenses are ~ \$10,013, including \$6,600 to Almanor Tree Service that we have covered in savings. Aside from that debit covered by savings, we expect an additional \$3,413 in expenses. This would bring our expenses for FY 19-20 to \$26,209 – exceeding our FY 19-20 budget by \$109.
 - E. MCSHA Assessment Collection Policy Status: has historically been interest free. CC&Rs (Article 7.10 B.1, and 2) say we can charge a late fee of “10% or \$10, whichever is greater” on delinquent payments and an interest rate of 12% per annum after 30 days after an assessment is due. We have checked with our lawyer and he has confirmed that this is legal. **Black Moved, Schimke seconded: Approve attorney’s language and CC&Rs language to charge a late fee and interest as specified in CC&Rs. Passed unanimously.**

Board President Mark Black will add this to the annual President’s message.
Treasurer Coyne will send US Mail notification of interest rate implementation effective FY 20-21 to give cabin owners in arrears a chance to pay before interest rate implementation.
5. Old Business:
 - A. Common Land Contract with R&S Cabin “N” Lot Clean Up-Update: Mark Black is in contact with R&S about areas needing clean-up. Needs visual inspection

by R&S to get estimate. Priority is Common area B-7, B-1. Get \$11,000 worth of work done in FY 20-21.

a. Almanor Tree Removal Bill-Update: No word from Almanor Tree Removal. Money remains in savings to pay them when they present a bill.

B. Renters and Full Time Residency-Update: Mark Black reviewed a document he circulated to the Board regarding the progress to date on these issues. Currently cabin owners are under three different set of regulations regarding rental depending on when they purchased their cabin. CC&Rs need to be edited reflect this.

Issue of full-time living is more difficulty given ambiguity of CC&Rs on this issue. Black suggests we review FS Handbook and get appropriate elements of FS Handbook into CC&Rs, rather than current ambiguous language in Covenant 4.1. Note that cabin owners directed Board address this issue to prevent full-time living in cabins from 2019 forward.

Black presented the Board Discussed the possibility of drilling a well to resolve the issue of our overdraft of state water allotment. Black will follow-up to get a firm estimate and will report back to the Board.

Loker will review US Forest Service Handbook and report to Board before next meeting.

C. New Form for Renter Notification-Update: Mark Black
Board discussed the pros and cons of requiring rental notification as required in CC&Rs. Board made an informal decision to require rental notification. Loker will circulate proposed form to Board for comment.

D. Pending Contract with Darren Bevan-Update (Sacramento Lawyer): Mark Black

Cost and uncertainty indicates best to postpone this action.

E. Fire Report Update: Jayedene Chesini ... No report. Loker raised the issue of fuel reduction and maintaining contact with the Fire Safe Council. According to recent communication from Lassen Park Superintendent Richardson the local Fire Safe Council is pursuing grant money for fuel reduction. Fuel reduction on common land will require a timber management plan. Collins Pine is licensed to do this. Black will ask Jayedene to follow-up on this with Collins Pine.

F. ARC Report Update: Craig Faniani ... nothing to report. Cabin 39 excessive equipment removed.

G. Speaker System Purchase-Update: Mark Black. Mark presented a budget for buying PA system for approximately \$1,500. Cost might be shared with owners of Mill Creek Resort. Black will investigate that possibility. Patrick Schimke volunteered that he has a lightly used PA system from Sacramento School District we will try out before purchasing the system proposed by Black.

H. Potential Recycling Facility: Group ... Board requested that Tim contact Green Waster Tehama to get recycling bins installed. Probable cost is ~\$100/month.

6. New Business:

A. Water Company Report: Mike Shannon ... Investigating winter water use. Will provide Board with that information. Do we need a State permit to drill a well? Lawyer has stated that probably do not need a State permit. We will need a County permit. What does it take to declare our riparian rights? Mike will follow-up with Water Company water lawyer. Mike endorses getting an estimate for a well.

B. Carolyn Welch request: Mark Black ... restriction on recreational snowmobiling (and 4-wheeling) within cabin community will be noted in President's message.

7. Announcements: none.

8. Adjournment: 12:27 pm