

Mill Creek Summer Homeowners Association- Board Meeting Minutes

March 24, 2021 at 6:30 pm.

Zoom meeting managed by Tim Coyne

1. Meeting Called to Order: (Assure a quorum is present) 6:30 pm All Board members present. (Black, Coyne, Chesini, Loker, Cleek, Schimke, Shannon)

2. Introduction of guests: Craig Faniani, ARC Chair

3. Approval of Minutes of December 17, 2020 Board Meeting: Bill Loker Cleek Moved, Schimke 2nd. Approved unanimously.

4. Treasurer Report: Tim Coyne

A. Bills and Payments: We are on track with most expense categories. Most significant overage is: Common Land Clean-up and Hazardous tree removal: \$15,000 budgeted, \$17,250 expended. Small overages for Legal expenses (-\$275) and postage (-\$251). Overall balance of all accounts is \$103,237.

B. Status of Delinquent Payments: 21/22 \$1,780 outstanding. Delinquent cabin owners have received notice of their arrears. One is paying off in increments. Others will receive a final notice to pay, or be charged a \$500 late fee.

C. Pending Dues Amount for 2021/2022: Projected budget requires an increase in the annual assessment from \$240 to \$288/year. Twenty percent increase is permitted without vote of all cabin owners. Loker moved, Schimke seconded that Board authorize a 20% increase in annual assessment in FY 21/22 from \$240 to \$288. Passed unanimously.

D. Balance of Fiscal Year Expense Outlook: Expected balance from FY 2020-21 is forecast to be +\$3,234.

5. Old Business:

A. ARC Report: Craig Faniani. No pending projects currently being considered by ARC. Craig expects to get some projects for review in Spring. His emphasis has been on communicating ARC's purpose and willingness to work with cabin owners. He has also compiled a photo database of all cabins by lot number. He will share that with Board. Communication by walking around. He will assess cabins out of compliance and discuss those with owners. Some have complained that cabin color standards are violated by Lot 39. But prior ARC approved the color choice.

B. Forest Service Handbook Rewrite Project: Mark Black. Black reviewed some of the comments received. Particular attention was given to the detailed response from McCarthy (Cabin 18) and Bertagna (Cabin 87) who took exception to many proposed regulations from US Forest Service Handbook. Board discussed these and other comments. It was noted that there is some duplication between proposed USFS Handbook regs and *existing* CC&R regulations. Cleek pointed out that our work is focused on the issues of fire, water and preservation of the unique environment of Mill Creek. That needs to be communicated clearly to cabin owners. Coyne emphasized the importance of acknowledging all comments and thanking those who responded for their comments, and assuring folks we are taking their comments seriously. Schimke mentioned the need to go slow and all agreed that a face-to-face meeting was the only reasonable forum for airing these issues among cabin owners – not a zoom meeting. Loker and Black will work on compiling all comments, systematically comparing with existing CC&Rs. Black will further consult with legal counsel on some issues raised. All Board members agreed to work on evaluating and responding to comments once Loker and Black have done their work.

Board members expressed their support for the tireless work done by Mark Black on this and other MCSHA Board matters.

C. Common Land Cleanup, Next Step: Mark Black. Mark will continue to work with R N S Cabin/Lot cleanup to finish cleaning out the gully started this year.

6. New Business:

A. Annual Meeting Date and Preparation: Mark Black. Pending continued improvement in the response to the pandemic, the goal is a face-to-face meeting on July 3.

B. Cal Fire Forest Health Project Grant Funding: Mark Black. Black reviewed the letter received from Lassen NVP Superintendent Jim Richardson about Fire Safe Community activity in the Mineral/Mill Creek area. Loker mentioned applying for grant money for a Forest Management Plan. He will work with licensed operators recommended by Collins Pine to get estimates. Black and Jayedene Chesini volunteered to support this work.

7. Announcements: Schimke mentioned the existence of dumpsters available for Mill Creek cabin owners use in the winter months at the LNVP headquarters.

8. Adjournment: Meeting adjourned at 8 pm.