

Mill Creek Summer Homeowners Association Board Meeting Minutes

Friday, May 21, at 6:00pm

Zoom meeting, managed by Tim Coyne-Treasurer

1. Meeting Called to Order: Assure quorum is present – Black, Loker, Schimke, Coyne, Cleek 6:02 pm
2. Introduction of Guests: No guests
3. Approval of Minutes of April 22, 2021 Board Meeting. Moved: Cleek, 2nd: Coyne. Approve minutes as submitted. Passed unanimously.

4. Old Business:

- A. Approve signing contract with Darren Bevan (lawyer)- Discussion (time lines, funding). This is a non-budgeted expense. How can we cover the estimated costs of \$6-8,000? Can we use existing funds? Road replacement funds? Common land funds? Board agreed that the cleanest way to do this is through a one-time special assessment for CC&R/By-laws re-write. Do we want to retain Darren Bevan's firm? Moved: Coyne. 2nd: Cleek MCSHA to contract Baydaline and Jacobsen LLP for CC&R/By Law re-write. Passed unanimously.
- B. Annual letter to Association members: Mark circulated draft. Board needs to review. Discusses pending legal costs. Mark will add verbiage about how to fund this expense. Mark will also mention Board decision to raise annual assessment by 20% (does not require membership approval).
- C. Annual Meeting Preparation: Tables, speakers, minutes, PA system. Whose terms are up on the Board? Mark will check ... We should be talking with cabin owners about their interest in serving. Nominations and elections will have to be done by mail and not at Annual Meeting as in previous years.

5. New Business:

- A. Annual Assessment Notices out: **(fee increase)**
- B. Special Assessment for Bylaw and CC&R rewrite include with Annual Letter
- C. Pay for rewrite with common land funds (reduce common land funding?) Board would prefer not to re-purpose these funds.
- D. Mill Creek Lodge will host Annual Meeting.
- E. Invite guests to annual meeting: Mark will invite County Supervisor Dennis Garton, Jim Richardson, superintendent of Lassen Volcanic National Park. Perhaps a representative of Cal Fire ... Down the line we will invite a representative of Tehama Country Resource Conservation District to a Board Meeting.

- F. Start property inspections for lot clean-up immediately after annual meeting.
This should include an Inspection of Resort properties for compliance ...
- G. In person Board meeting, next meeting? ... tentatively set for July 2 in Mill Creek, prior to Annual Meeting.

6. Additional Agenda items: RnS will take down hazard tree. Need a \$500 advance. Approved.

7. Announcements: None.

8. Adjournment: 7:02 pm