

Minutes, MCSHA Board Meeting, 8/15/21

Present: Black, Coyne, Cleek, Loker, Schminck, Shannon

Guests: Craig Faniani, Chair, Architectural Review Board

Called to Order: 5:01 pm

Old Business: The sole topic of the meeting was to discuss the questionnaire supplied by Bedalyne and Jacobsen regarding the nature of the Mill Creek Summer Homeowners Association.

Board Review of Questionnaire: Mark Black reviewed the questionnaire, question by question and sought input from Board Members. We discussed a number of questions including:

Use Restrictions: What can we legally do to restrict short-term rentals? Who is liable for injury suffered by renters on common land?

Other restrictions: Fire safety, lot clean-up, no irrigation for landscaping, restrict fences, Architectural restrictions. Craig Faniani will circulate ARC guidelines.

Fire safety and restriction in use of irrigation water need legal review.

Re: Hot tubs, pools. Do we restrict these based on limited water supply? Basic domestic use of water – is there a legal definition?

Can we have a Mission Statement about what we are trying to achieve at Mill Creek?

The Board recommended changing the quorum for the Annual Meeting to 33 1/3 of members. This equals 40 members.

The Board recommended reducing Board to 5 members with staggered three year terms ... 3 members up every three years, followed by 2 members.

Check writing: Currently President or Treasurer can sign checks ... Should we have a monetary limit that requires two signatories for large amounts? Ask counsel. We also recognize the need for periodic audits of association finances for both legal and ethical reasons.

Amendments to CC&Rs and By Laws should require 50% + 1 majority. This is current practice and the Board recommended no change to this.

Craig Faniani will draft a Mission statement

After a brief discussion of fire conditions near the cabins, the meeting was adjourned at 6:17 pm.