

Mill Creek Summer Home Owners Association
Board Meeting
Minutes

Date: April 26, 2022 at 5:00 pm.

Place: 14640 Paynes Creek Rd. Red Bluff, CA or by Zoom
(Zoom address is posted on the millcreeklassen.com web page.)

1. Meeting Called to Order: 5 PM Present: Mark Black, Kathy Carpenter, Jerry Cleek, Bill Loker, Mark O'Sullivan, Patrick Schimke, Dan Steadman
2. Introduction of Guests: Craig Faniani (ARC), Joe Van Meter, Lassen Mill Creek Resort
3. Approval of Minutes of April 11, 2022 – Schimke Moved, Carpenter Second approval of Minutes. Passed unanimously

Old Business:

1. Treasurers Report - Mark O'Sullivan, Treasurer submitted three written reports. A statement of Bills and Payments to date in FY 21-22, a projection of anticipated expenses relative to budgeted categories and Discussion document for the projected FY 22-23 budget. O'Sullivan reviewed current accounts by category noting areas where actual expenses exceeded budgeted categories. Legal and Professional expenses will exceed budgeted amount,

as expected. These expenses, largely aimed at rewrite of CC&Rs and By-Laws will be covered by the Special Assessment of \$100 per cabin recently passed by MCSHOA members (cabin owners).

The Board then discussed the proposed budget for FY 2022-23. There are several expenses difficult to project including Common Land clean-up and Legal and Professional expenses. Treasurer O'Sullivan projected \$6,900 for this category in 22-23 based on ongoing work on CC&Rs and By-Laws. Common Land Clean-up will remain at \$15,000 based on the need for ongoing work to clear debris and remove hazardous trees on Common Land. Kathy Carpenter volunteered to research insurance costs for the Association to see if current costs can be lowered. Joe van Meter volunteered to provide MCSHOA with names of entities that may provide tree removal and clean-up at more reasonable cost. The projected budget will require an increase in annual assessments on cabin owners. CC&Rs allow up to a 20% increase without a vote of association members. After much discussion, Steadman moved, Carpenter seconded that we raise annual assessment by 10%. Passed unanimously. That will raise the annual assessment from \$288 to \$316.80. Carpenter Moved, Cleek seconded that the Board accept the projected budget provided by Treasurer O'Sullivan. This budget will be presented to Association members prior to the Annual Meeting.

2. Special Assessment Election Results - Mark Black announced the results of the Special Assessment election. The Special Assessment of \$100 per cabin is aimed at defraying legal and professional costs of revising the CC&Rs and By-Laws, as well as elections/ballots related to Association business. The Special Assessment passed 73 yes to 9 no.
3. Bylaw and CC&R Rewrite Discussion – The Board will review the latest draft of CC&R rewrites. The goal is to finalize these in one more round of discussion with legal counsel. Black will send latest version to Board for review. Any comments need to be communicated to Black prior to meeting with legal counsel in order to have a time-efficient meeting.
4. Web Page Update Progress - Dan Steadman, Kathy Carpenter will work with Amy Webster, who maintains the MCSHOA website. Important corrections to the website have already been made. Steadman and Carpenter will continue to work with Webster on additions and corrections to the website.
5. Common Land Committee Update - Mark Black, Mark O’Sullivan, Patrick Schimke. Mark Black will work with O’Sullivan and Schimke to “tour” Common Land and areas scheduled for maintenance.
6. Hignell Management Co. Discussion - Black indicated that Hignell Management remains interested in working with/for MCSHOA. He is also in communication with Cynthia Haskett of Associa of

Redding, CA to get an estimate of the nature and costs of their management services.

7. Upcoming Board Elections – Terms of Black, Cleek, Loker and Schimke are up this year. Need to determine if any of them plan to stand for reelection and solicit other nominees for these Board vacancies.
8. ARC Report - Craig Faniani reported that ARC received and approved a plan of work from Cabin 35. He also mentioned the intention to build a deck in the meadow behind the Lassen Mill Creek lodge. The exact plans are still under discussion.

New Business:

1. PG&E Payment to MCSHOA Discussion- Mark Black reported that MCSHOA is scheduled to receive a portion of the settlement agreed to by the Tehama County District Attorney (Matt Rogers) and five other County DAs with PG&E for loss and damages caused by the Dixie Fire in Summer 2021. The current estimate is that MSHOA will receive \$50,000, though the funds have not been received as of this date. The Board will need to discuss plans for the use of these funds and enter in discussion with Association members on this matter.
2. Annual Meeting Preparations- Mark quickly reviewed preparation for the Annual Meeting scheduled for July 2, 2022. Discussion focused on logistics: Getting tables, sound system, sign-in sheets, pens and pencils at the site in time for the meeting. Board also discussed how many guests can be accommodated at

the meeting without compromising the need for a time-efficient meeting to discuss important matters facing the Association. The meeting should not exceed two hours. Board members agreed that if DA Matt Rogers is available to discuss the PG&E settlement, that is a priority.

Mark will prepare the Annual Letter from the Board and other materials required prior to the meeting.

Adjourn: Meeting adjourned at 6:12 pm

Respectfully submitted,

Bill Loker
Secretary