

Mill Creek Summer Home Owners Association  
Board Meeting, June 8, 2022  
Minutes

1. Meeting called to order: 5 pm
2. Present: Mark Black, Kathy Carpenter, Jerry Cleek, Bill Loker, Mark O’Sullivan, Patrick Schimke
3. Guest: Kate Schumacher, Cabin 128
4. Approval of Minutes, April 26, 2002: Carpenter Moved, Black Second to approve as submitted. Passed unanimously
5. Old Business
  - a. Update on Special Assessment funds: Mark Black indicated that 60-70 cabin owners have paid Special Assessment of \$100 to fund legal assistance in rewrite of Bylaws and CC&Rs. About 50 have not paid. After discussion it was agreed that Mark O’Sullivan would contact Business Connections to send a reminder to delinquent cabin owners with clear instructions on where/how to remit funds and allow an additional 30 days for payment without penalty. The option of bringing a check to the Annual Meeting scheduled for July 2 will be provided. After the additional 30 days a late fee will be added to the required payment.
  - b. Rewrite of Bylaws and CC&Rs, discussion at Annual Meeting: Board reviewed and approved the second draft rewrites with minor changes submitted by Loker. Passed unanimously.

After some discussion it was decided to make paper copies of the rewritten Bylaws and CC&Rs available at the Annual Meeting. Additional copies will be made available to non-attendees via email (if available) or postal mail. Mark Black will introduce and provide context for the rewrites. Discussion of the Bylaws and CC&Rs will not be entertained at the Annual Meeting. Instead, cabin owners will have a 60 day period to review and comment on the rewrites, submitting comments to the Board President (Black) and/or Secretary (Loker). Responses will be made available to the community through an FAQ page on the Mill Creek website or other means. Cabin owners may also take their concerns to any Board Member. There will then be a secret ballot vote by members voting up or down on the rewrites. Ballots will be due 90 days after the Annual Meeting (approximately October 10).

- c. Common Land Committee Report: Mark Black indicated that he has discussed with R and S Cabin and Lot Cleanup the need to finish the work in the gully that comprises Lot C before June 30 in order to receive their remaining \$5,000 on

their contract. Robert of R And S indicated their intention to complete the work on time.

- d. Election Process update: Business Connections will manage the mail in secret ballot election for the two open Board seats. Ballots will be due July 8. There are two candidates: Betsy Carlisle and Sandra Kolokowski. There will be a Board Meeting on July 11 to witness the ballot counting at Business Connections. A quorum will be required.
- e. PG&E Tree Felling issues: Mark Black indicated that he has denied PG&E permission to fell more trees unless they agree to full clean up of the felled material. Loker and O'Sullivan indicated that PG&E had left trees behind on their property. Others have had this experience. Patrick Schimke related his experience with PG&E contractors Wright Tree Service out of Cottonwood in removing a huge tree felled on his property that was recently cleaned up. All noted the severe damage done to Birch Way where the tree fell and gouged a large divot in the road. Patrick will follow up with Wright on removing felled wood. Black will follow up with PG&E (again) to file damage report on road.
- f. Tinder Smart Program: Black indicated that Tinder Smart has a new director, Christopher Wagner. Jim Richardson, Superintendent of Lassen Volcanic National Park, has been following fire prevention and response activities and will discuss this at the Annual Meeting.
- g. Annual Meeting Board duties:
  - i. Black will handle logistics of tables, public address system and flag. He will also make copies of Bylaws and CC&R rewrite to hand out to attendees.
  - ii. Patrick will introduce new cabin owners and request moment of silence for those who have died in the last year. Mark O will provide Shimke with list of new cabin owners.
  - iii. Loker will provide sign in sheets and request up-to-date contact information from attendees.
  - iv. Mark O'Sullivan will prepare a summary of current budget status (21-22 budget) and a summary of the proposed budget for 22-23. Mark O will not be able to attend so Black will present the Treasurer's report.
  - v. Currently the only guest speaker is Jim Richardson
- h. Mark Black will inform cabin owners of the PG&E settlement that will provide \$50,000 to the Association. Some alternative uses for the funds may be discussed but no final decisions taken until funds are in hand.

Agenda will include *time limits* for each item to keep meeting to less than 90 minutes. This will allow the Water Board to host their meeting after the conclusion of the Association meeting.

6. Additional Agenda items:
  - a. Schimke and Cleek discussed the impact of the wedding hosted by the Mill Creek Resort including parking, noise and trash impacts.
  - b. Board discussed the need for locks on dumpsters. Mark B will get locks and program same combination as the lost locks. Mark O will create a welded solution that will make locks difficult to remove from dumpsters. Mark B will place signs on dumpsters indicating use for Mill Creek cabin owners only.
7. Adjourn: Meeting was adjourned at 5:58 pm