

# Mill Creek Summer Home Owners Association Board Meeting: Minutes

Date: August 4, 2022 at 5:00 p.m.

Place: In Person Meeting Place: Mark Black's House - 14640 Paynes Creek Rd, Red Bluff, 530-529-2435

Zoom Meeting information is on [millcreeklassen.com](http://millcreeklassen.com) web page

1. Meeting Called To Order: 5:00 pm  
Quorum: Black, Carpenter, Loker, Steadman, Karle
2. Introduction of Guests: none
3. Approval of Minutes for June 8, 2022. Carpenter moved, Steadman second Approved unanimously

## OLD BUSINESS;

1. Election of new officers. Steadman nominated current officers to continue. Black noted that we lack a Vice President. Steadman nominate Kathy Carpenter for Vice President. After discussion, Steadman moved to close nominations, Karle seconded. Those nominated were approved by acclamation.
2. Hignell Management Co. Monthly Helpful Hints, are they useful? Yes, as long as there is no cost. We should share relevant information with cabin owners to give them insight into workings of HOA Boards. Discussion of hiring of management company postponed to a later date.
3. PG&E Funds: Ideas for Use? Loker started the discussion with some suggestions:
  - a Compensate Joe and Jillian for loss of use ... As the only commercial enterprise in Mill Creek, they suffered monetary damages unlike cabin owners who only suffered lack of use during Dixie Fire. There was little support for this.
  - b Timber Harvest Plan for common land ... possible, but expensive. This may be addressed by anticipated Tehama County Defensible Space program in 2023

- c Arborist to work on cabin owners' lots. Not clear how this would be managed, prioritized. Again, the Defensible Space program may reduce tree cover on private lots.
- d Green waste management – move chips and other debris to green waste bin ... Ongoing Tinder Smart program is generating “green waste” in the form of wood chips, which should be disposed of for fire safety purposes. There was support for this idea.
- e Black mentioned that we should consider holding onto some funds in case the Defensible Space program requires matching funds.

Carpenter indicated that she supported using the funds for fire safety purposes, a sentiment generally shared by the Board. No final decisions on allocations were taken.

4. Green Waste Bin for Removal of Chipped Wood: Kathy Carpenter will contact Kenny Smith at Tehama Green Waste to see if we can get a free or very low cost “green waste” disposal dumpster. This would help with disposal of Tinder Smart chips as well as PG&E green waste.
5. CC&R and Bylaw responses from Association, There was one query from Steve Alonzo inquiring if the Board had created any “additional rules” outside the CC&Rs. Black indicated no.

Ballots will be mailed out 8/26/22 – at the close of the 45 day comment period. Cabin owners will have 30 days to vote so voting will close 9/26/22. Passage requires approval by the majority of the eligible voters. We will need a “get out the vote” campaign. One approach will be to contact cabin owners over Labor Day when many cabins are occupied to encourage voting to approve. Meet 9/27 at 4 pm at Business Connections in Red Bluff to count votes. Meeting will also be available via Zoom.

6. R&S Contract and Funding (2021/22 contract and 2022/23 contract) R&S left \$4,500 on the table from last year. We have \$15,000 allocated for common land cleanup. Is R&S capable? Extend last year's contract with R&S to complete unfinished work. Look for alternative contractors for new work. Cleanup will focus on the common area most in need. Mark Black will make this assessment.
7. Tehama County RCD Grant Fund Work in home sites? Tinder Smart is currently active. Effective at brush reduction and ladder fuels. Loker indicated that the crew did not fell larger trees if any complexity was involved. Black indicated that 30 trees are marked for removal on his lot. We anticipate new Tehama County grant funding for larger trees in 2023.
8. Special Assessment Late Fee for Non-payers. Board agreed that those who did not pay Special Assessment by the 7/2/22 deadline will be re-billed with a 10% late fee: \$110.
9. Road Damage from Felled Trees by PG&E. Preston Dickenson will file a claim on MCSHA behalf with PG&E.
10. Fictitious Business Name Statement filing, every 5 years, (Tehama County Clerk, Recorder) Mark Black filed fictitious business name with County Clerk of Tehama.
11. Fidelity Bond Coverage. Mark obtained a quote from State Farm who can provide \$120,000 of coverage for \$340 per year. Kathy will check alternative bids.

**NEW BUSINESS:**

12. Baydaline Proposed Contract for General Attorney Services Carpenter moved, Loker 2<sup>nd</sup> to accept the contract. Passed unanimously.

13. Setting up a Yearly Meeting Schedule ... We will set our fourth quarter meeting time at our 9/27 meeting for vote counting.

14. Adjourn: 6:23 pm