

Mill Creek Summer Homeowners Association (MCSHOA)
Board Meeting 1/26/23
Minutes

Present: Mark Black, Betsy Karle, Sandi Kolakowski, Bill Loker, Mark O'Sullivan

Guests: None

Call to Order: 5:32 pm

Approve Minutes of 10/20/22. Sandi moved, Mark O'Sullivan seconded to approve as submitted. Passed unanimously.

Treasurer's Report: Mark O'Sullivan reviewed current status of MCSHOA expenditures relative to the 22-23 budget, account balances, and delinquent payments. See attached report. Sandi moved, Mark Black seconded to approve the Treasurer's report.

Sandi will work with Mark on periodic review of MCSHOA finances. Mark Black will consult with legal counsel as to the frequency of this required review: quarterly or monthly.

Revised CC&Rs and By Laws: Mark Black reminded the Board that the revised CCRs and By Laws were distributed via email to all cabin owners for whom we have email addresses and via postal mail to all other cabin owners. In addition, Mark will make available printed copies of these documents to those present and requesting them at the Annual Meeting in July.

Webpage update: No progress to date. Mark Black noted the urgent need to update, remove old materials and otherwise refresh the content. Kathy Carpenter and Betsy K will work with Amy Webster (volunteer web manager for MCSHOA) on these tasks.

Hazardous Trees: Caltrans removal of Hazardous trees: Sandi K reported that due to personnel changes and weather-related issues, it has been difficult to communicate with Caltrans. She will continue these efforts, though any action is probably going to take place after snowmelt.

On a related matter There was a brief discussion of pending work by RnS Lot clean-up that has been working on common land clean-up. The massive tree felled near the Tamarack water tanks has still not been removed. There is still money being withheld pending completion of this and other work. It is not clear if RnS will continue working in Mill Creek.

Trash dumpsters: Sandi noted that the trash dumpsters are still present at Mill Creek. These are usually removed for the winter. Mark O confirmed that Tehama Green Waste was notified of the need to remove dumpsters and was supposed to remove them in late October. We are not paying for them. But they are still being used by some cabin owners present in the winter. They need to be locked. Mark O'Sullivan indicated that he was going to his cabin soon and would lock the bins.

New Business

Upcoming elections: Mark Black indicated that in order to complete the election cycle by July 1, we need to start the process by March 1. First step is a call for nominations/candidates.

Cabin owners have 60 days to respond. Once nominations close, the election is held which is a vote by mail with a 30-day window. The Board is shrinking to a five-member Board (down from former 7 members). There is a formula for length of term in this initial election depending on the number of votes received. Mark Black indicated that he will not seek another term on the Board. Dan Steadman recently submitted his resignation effective immediately and will not seek election. Karle, Loker and O'Sullivan indicated they will self-nominate. Karle suggested that all candidates provide a short bio/statement of their interest in serving on the Board to facilitate voters making an informed choice. All agreed. Mark Black indicated that he will include this requirement in his letter seeking nominations for the upcoming election.

Tehama County Groundwater survey: Mark and Bill raised the question of how cabin owners should respond to a recent survey from Tehama County on water use in Mill Creek. The focus is on use of groundwater accessed via private wells. This is confusing for cabin owners as our water system uses surface water and no cabins are provisioned by wells/groundwater. It was suggested that the Mill Creek Lassen Mutual Water Company communicate to cabin owners how to respond to the survey to avoid uncertainty and confusion. Mark Black will follow up with Water Board President Mike Shannon, requesting clarification on this matter directed at all cabin owners.

Mill Creek Store: Mill Creek store questions. Restaurant will be closed, Summer 2023. Store will be open. Owners indicate Annual Meeting can be held on Resort property as usual. They will also host with pancake breakfast and parade/fundraiser for Mineral/Mill Creek fire protection.

Fidelity Bond: Mark Black communicated that we now have in place the required Fidelity Bond. The provider (State Farm) charges \$368 per year for this policy. Liability coverage for the MCSHOA Board has increased to \$1,400 annually. Mark Black indicated his intention to look into alternative providers given this expense.

Adjournment: Loker moved, Karle seconded adjournment of the meeting. Passed and meeting adjourned at 6:29 pm.