

## **Mill Creek Summer Home Owners Association Annual Letter**

Greetings Fellow Cabin Owners:

The 2023 Annual Meeting of the MCSHOA is scheduled to begin at 10:00 a.m. on Saturday July 1, 2023 at the Mill Creek Lodge meeting area. The MCSHOA meeting will be followed immediately by the Annual Meeting of the Mill Creek/Lassen Water Company. You are invited to both meetings. Hope we see you there.

Elections for MCSHOA (and the Water Company) are currently ongoing. Nominations will close around May 26. Voting will start at the end of May and go for 30 days. New Board members should be finalized by the Annual meeting. Business Connections is again the Inspector of Elections for MCSHOA.

Mineral/Mill Creek Volunteer Fire Department will hold their Annual Pancake Breakfast fundraiser at the Mill Creek Resort on Sunday, July 2, which includes a silent auction and raffle. Donated items are always appreciated. All proceeds benefit the volunteer fire department. Also, at this event the Annual 4th of July parade will kick off between 9:30 and 10:00. All are welcome to participate in the parade. It is very festive and a lot of fun.

A few other notes for your pleasure:

1. Records of our Board minutes can be found on our web page [millcreeklassen.com](http://millcreeklassen.com).

2. Names and addresses of MCSHOA members can be obtained from a Board member. We do not place this information on the open web for privacy concerns.

3. A Pro Forma Budget is included with this mailing. A reserve study was conducted in 2021. It is required every 3 years. Reserves are adequate as per the reserve study.

4. We are again budgeting a retainer for Baydaline and Jacobsen LLP for legal services.

5. The Board has put a ten-year replacement plan in place for roadways in the Mill Creek community at a cost of \$60,000. This is

the 5th year of the ten-year plan with approximately \$30,000 in the Replacement Fund.

6. Funds received from a compensatory damage award (PG&E) in the amount of \$50,000 are located in the primary savings.

7. This Association has no outstanding loans.

8. The Board has determined to undertake necessary repairs or replacement of a major component with a life of 30 years or less. The Board has budgeted road repair funds to a couple of areas of roadway that appear to have some wear damage and may need repair work. This is a budgeted item and will not come from reserves.

9. The annual cleaning of lots is normally to be **completed by June 30.** Considering the amount of snow this year, the Board will be reviewing this deadline for a possible extension.

10. Garbage bins are again located on the creek sided of HWY 172 across from Dogwood Way for your convenience. **Only household garbage is acceptable.** Please make sure the locks are locked when you leave. *COMBINATION is 2427.*

11. Annual Assessments are the same as last year, \$316. No increase or Special Assessment is anticipated this year.

12. Please submit any changes to cabin ownership or updated directory information to MCSHOA Secretary, Bill Loker, via email at: [WMML3@yahoo.com](mailto:WMML3@yahoo.com).

I hope all of you have had a good year and will be able to enjoy a stay in Mill Creek this summer.

Sincerely,

Mark Black, Cabin 6  
MCSHOA Board President

Kathy Carpenter, Vice President, Cabin 66  
Mark O'Sullivan, Treasurer, Cabin 121  
Bill Loker, Secretary, Cabin 40  
Betsy Karle, Cabin 93  
Sandi Kolakowski, Cabin 9