

NOTICE OF MEETING: An open meeting of the Board of Directors of the Mill Creek Summer Home Owners Association will be held at **4:00 PM on Monday, September 25, 2023** at **Zoom Link:**

<https://us02web.zoom.us/j/9169514650?pwd=cVFuVVRkaDhoZk10YU1dwjVCeFdqQT09>

Meeting ID: 916 951 4650

Passcode: 789385

Mill Creek Summer Homeowners Association Board MINUTES: 9/25/23

1. Call to Order: 4 pm

Present: Betsy Karle, Mark O’Sullivan, Bill Loker, Kathy Carpenter, Sandi Kolakowski

Guests: Kate Schumacher, Cabin 128; Jack Slyh, Cabin 20; Tim Coyne, Cabin 53; Mark Black, Cabin 6 (Common Land Committee)

2. Open Forum. During open forum, each attendee may address the board for up to three minutes. No issues raised.

3. Approval of Minutes - from June 26, 2023, July 1, 2023
Kathy Carpenter moved, Sandi Kolakowski second approve minutes. Passed unanimously.

4. Reports

a. Treasurer's Report- Mark O’ Sullivan ... See written report.
Discussion of category for Business Connections, should be Legal and Professional. Loker suggested that we get an estimate on current costs of overall road maintenance. We should also consider other sources of funding for road replacement.

b. Committee Reports

- Architectural Review- Craig F Written report. Currently a number of projects underway, all of which are consistent with ARC guidance. Working on revamping ARC portion of website. Board should exercise oversight of this.

- Common Land- Mark B Mark has inspected Common Land cleanup sites. Some work done by Tehama RCD. Some negative visual impacts on Upper Ash but reduced fire hazard. There are dead trees in Common Area and CalTrans right of way. Two dead trees near water tanks are problematic. R&S will fell but not remove trees. Wood is available on Upper Ash. Send an email to cabin owners that wood is available on Upper Ash. There was also some unauthorized dumping of debris on Upper Ash. Remind cabin owners not to dump on common land.
- Road Maintenance- Preston D No report
- Fire Hazard Prevention- Jaydene C Most lots in compliance
- Budget Review- Sandi K & Mark O In progress
- Website Review- Betsy K & Kathy C Betsy and Kathy will meet and send suggestions to Amy Webster.
- Betsy Karle mentioned that the South Lassen Watershed Group had field trip to Mineral, Childs Meadow on fire recovery. Also had a meeting. Nehers (Cabin 5) have attended past meetings but not latest meeting.

5. Unfinished Business

a. R&S Tree Removal payment: Mark O consulted with Mark Black regarding payment. Mark Black reviewed contract with R&S and what was completed and remaining: Lot B and 32-35 completed, west half of Upper Ash completed. There are also piles of debris on Tamarack left by R&S so that contract is not complete. Contract calls for inspection and agreement that work is completed. Contract was not completed. Contract expired June 2023. It is Mark Black's opinion that we do not owe R&S any further funds. If anything, contracts were overpaid. Tehama RCD removed some of the material that was R&S responsibility. **Kathy Carpenter moved, Sandi second that no further payment to R&S for past contracts. Motion passed unanimously.** Mark B will call R&S and inform them of Board decision. Mark O will follow with email. Betsy Karle requested that she be kept apprised of outcomes.

B. Outstanding Dues Balances: Mark O will follow-up with Dave Hagen on second billing. Review By Laws and CC&Rs and consult legal counsel if needed. This is also a reminder to develop some rules, including monetary penalties, for violations of CC&Rs. Sandi K and Betsy will work on a process for Rules.

6. **New Business**

a. Fire Hydrant Proposal: Carolyn Welch Cabin 47 proposed stocking fire hoses at hydrants so they are readily available in case of fire. Betsy created an ad hoc committee: Carolyn Welch, Kathy C, Member of Water Company Board and John Friese to evaluate proposal.

b. Community Activities: Labor Day potluck was successful. Several cabin owners suggested that this become an annual event. Joe and Jillian of Mill Creek Resort were gracious hosts. Board encouraged Betsy Karle to proceed with planning for future potluck and other events. E.g. Cabin tours? Create a committee that includes Board and non-Board members for future events.

7. **Other Items** Remove Mark Black and add Betsy Karle to MCSHA checking account.

Mark O will notify Tehama Green Waste to remove dumpsters.

Renters are not notifying Board. Check on form on website. See Item 4.11.3 in CC&Rs. Notification is required. 30+ day rental only for cabins purchased after registration of new CC&Rs: 10/4/2022. Need to track ownership changes in database.

8. **Next Meeting Date:** Second week of December: 12/12/23 4 pm

Adjourn: 5:18 pm