

NOTICE OF MEETING: An open meeting of the Board of Directors of the Mill Creek Summer Home Owners Association was held at **4:00 PM on Tuesday, January 23, 2024** at <https://us02web.zoom.us/j/9169514650?pwd=cVFuVVRkaDhoZk1OYU1dwjVCeFdqQT09>
Meeting ID: 916 951 4650
Passcode: 789385

BOARD MEETING MINUTES

1. **Call to Order: 4:02 pm** Board members present: Betsy Karle, Sandi Kolakowski, Bill Loker, Mark O’Sullivan
2. **Open Forum.** During open forum, each attendee may address the board for up to three minutes. Guests: Patti Camargos, Ralph Meuter, Kay Kaiser, Tim Coyne, Jack Slyh, Kate Schumacher, Russ Eberwein, Gary , Karle, Kolakowski, O’Sullivan, Loker

Meuter: What’s up with parking on Hwy 172? (Karle): Snow plow/Cal Trans contacted California Highway Patrol and requested that CHP not ticket cars. Parking is back to normal. Park as close to berm as possible on south side of Hwy 172. Don’t block Hole in the Ground turn around.

3. **Approval of Minutes** -from September 25, 2023 and November 10, 2023 (emergency meeting) Sandi Moved, O’Sullivan 2nd, approved unanimously

4. Reports

- a. Treasurer's Report- Mark O’ Sullivan – reviewed expenses from last quarter of 2023 and impacts on budget. Also reviewed delinquent cabin owners. Two cabin owners are habitually in arrears and have been contacted.
- b. Committee Reports
 - Architectural Review- Craig F ... ARC webpage reorganized. No current work at cabins. Some plans submitted.
 - Common Land- Mark B .. appreciate Mark Black’s work on common land cleanup
 - Road Maintenance- Preston D ... submitted written report, minor damages noted. Please let Preston know if cabin owners see problems. Tim Coyne mentioned two large potholes from where PG&E dropped a large tree more than a year ago. Need to follow-up with PG&E. Mark O will contact Mark Black and Preston Dickson about next steps.
 - Fire Hazard Prevention- Jaydene C
 - Budget Review- Sandi K & Mark O

- Website Review- Betsy K & Kathy C

5. Unfinished Business

a. Outstanding Dues Balances -- Two cabin owners are habitually in arrears and have been contacted.

b. Fire Hydrant Proposal – No update on proposal to deploy fire hoses at fire hydrants to reduce response time in case of fire.

6. New Business

a. Road Maintenance & Replacement Fund: Mark O will get additional bids to see if road replacement funding is adequate. Also check with contractors/engineers on appropriate load limits on roads.

b. Delinquent Assessment Collection Policy: Sandi—Policy on collecting Delinquent due in CC&Rs eliminated in most recent rewrite of CC&Rs. We need to create rules (outside of CC&Rs) to address collection of delinquent dues. Sandi consulted legal counsel on appropriate process and rules that comply with existing law. Sandi K and legal counsel developed proposed rules. We reviewed the process for adopting rules. Mark O presented revisions to the rules provided through dialog between Sandi K and legal counsel. Mark O’s proposed changes bring rules into line with MCSHA calendar for assessments and past practices. Sandi will send Mark O’s proposed revisions to legal counsel for review. Then once these have rules are cleared by legal counsel, we will review them, circulate proposed rules to cabin owners for comment (28 day period), then Board will vote on rules.

7. Information Items

- a. South Lassen Watershed Group project: Betsy Karle and Bill Loker attended a meeting with Russell Nickerson, Almanor District Ranger of Lassen National Forest, and two representatives of the Sierra Institute, Isabella Bledsoe and Sophie Castleton. Nickerson discussed management plan for South Lassen Watershed region, a “landscape scale” project to manage forests in a 170,000 acre area that includes Mill Creek. After extensive work and informed by the Dixie fire that burned through a significant portion of this area, the plan is about ready for public comment. USFS will send letters to all property owners in the area seeking public comment on the Proposed Actions, Purposes and Needs document that is part of the environmental review process under NEPA. This starts a 30 day public comment period. Letter will probably go out in February. Nickerson asked for our help in providing some context to cabin owners about the

public comment period. Betsy Karle and Loker expressed willingness to aid outreach to cabin owners. We raised several concerns about forest management in areas adjacent to Mill Creek: (1) **Hazardous trees that threaten water tanks.** Nickerson said that if there were hazardous trees on FS land that threaten infrastructure we should contact his office. They will inspect and if confirmed either down the trees or authorize others to do so. We need to survey areas near water tanks and see if there are trees we feel threaten them and get this information to USFS. (2) **Fuel reduction in the area between Mill Creek cabins and Hwy 36 and between cabins (Lower Ash) and the Mill Creek waterway.** USFS can work in these areas if the concerns are urgent, but noted that there are sensitive habitats (riparian areas) and very steep terrain that limit USFS ability to work without NEPA review. (3) **Burned over areas from Morgan summit to Cattle Mountain, especially on NE side of HWY 36.** This is a priority area in the management plan under development. Timber can't be salvaged, Standing dead trees need to be removed and reforestation implemented. Both Betsy Karle and Loker felt the meeting was productive and that it opened lines of communication with USFS and Sierra Institute. We invited them to our next Annual Meeting in July 2024.

8. **Other:** None

9. **Next Meeting Date:** TBD through email discussion/consultation. Depends on response from legal counsel regarding Delinquent Collection rules.

Adjourn 5:09 pm