**NOTICE OF MEETING**: An open, meeting of the Board of Directors of the Mill Creek Summer Home Owners Association will be held at **5:00 PM on Monday, October 7, 2024** at [https:us02web.zoom.us/j/9169514650?pwd=cVFuVVRkaDhoZk1OYU1dwjVCeFdqQT09](http://us02web.zoom.us/j/9169514650?pwd=cVFuVVRkaDhoZk1OYU1)

Meeting ID: 916 951 4650

Passcode: 789385

BOARD MEETING Draft Minutes

# Call to Order 5 pm Karle, O’Sullivan, Loker, Kolakowski.

1. **Open Forum**. During open forum, each attendee may address the board for up to three minutes. Terry and Georgene Neher, Kate Schumacher Lot 128, Kay Kaiser, Gayle Rose-Wever, Craig and Laurie Faniani, Dave Kolakowski (Water Board). Kate wanted to know about September cleanup. Karle replied that only one cabin owner was identified as having a lot that did not meet fire readiness standards. Why didn’t Board inform cabin owners more quickly about progress of the Park Fire? Karle responded that information specific to Mill Creek was unavailable until the fire was very close to encroaching on Mill Creek. Georgene encouraged folks to join Mill Creek Facebook page for information about goings on in Mill Creek, including emergencies such as the Park Fire.
2. **Approval of Minutes** -from September 2, 2024 Amended list of attendees and spelling of names. Sandi moved, Loker seconded approve as amended. Passed unanimously.

# Reports

* 1. Treasurer's Report- Mark O’ Sullivan reviewed expenses and current balances. Sandi moved, Mark seconded to accept Treasurer’s Report. Passed unanimously.
	2. Water Board Report: Dave Kolakowski: Dave K accompanied Brett Matthews of Forest Service to view steps to remediate effects of Park Fire. They identified many hazard trees near Tamarack Water Tanks and some around Ash Tanks as well. George O’Miery (USFS), Albert Savage from BLM began erosion control efforts. Used an excavator to level out area above Tamarack spring box. Placed log rounds to stabilize hillside and created some log barriers. Removed many hazardous trees and cleaned up mess. In vicinity of Ash tanks repaired a broken pipe damaged in fire suppression. Removed more trees (cut and stacked) and trenched area above Ash and will place wattles there. Craig asked if Ash Tanks and Tamarack Tanks can be linked. Dave will look into this.
	3. Committee Reports
		+ Architectural Review- Craig F. Everything is happy in ARC world. But there is a lack of systematic understanding of the need for ARC review. Can website link directly to ARC/Craig. Quick Start may help increase awareness of ARC role.
		+ Common Land- Sandi K Lots of activity in Common Land post fire. Tehama RCD (Drew Barnhart) is contracted to cleanup all Mill Creek Common Land using grant funds. Will save us money allocated for Common Land maintenance. Tehama RCD has been working in Ash Tank area. Their equipment is now parked behind resort. A couple of cabin owners have identified hazard trees on common land. Removal of these trees will have to be independently contracted and costed. Drew Barnhart suggested pursuing further grant funds for common land maintenance. Question was raised about the liability of working with independent contractor. Mark O indicated that contractor is adequately insured.
		+ Road Maintenance- Preston D No report. PG&E needs to be contacted about transformers and other material left behind after the fire.
		+ Fire Hazard Prevention- Jayedene C Only concern is a cabin on lower Ash. Ongoing issue. Contact legal counsel to see what recourse we have. Also contact CDF fire prevention team. Matt Brown Calf Fire Red Bluff. Betsy will provide Bill with CalFire contact info to pursue this.
		+ Budget Review- Sandi K & Mark O Nothing to report. Budget is looking good. Frequent meetings to insure transparency.
		+ Website Review- Betsy K & Kathy C Review has begun. Some material on website identified as out of date and inaccurate. E.g. Forest Service handbook, Rental information.

# [Unfinished Business](https://www.davis-stirling.com/tabid/3028/Default.aspx)

* 1. Delinquent Assessment Policy- Enforcement Cabin Owner 1 received notice. Cabin Owner 2 has not acknowledged receipt. Mark moved Authorized to pursue lien process with Cabin Owners consistent with Bylaws and Delinquent Assessment Policy including associated expenses. Sandi second. Mark will discuss this with Business Connections. Passed unanimously.

# New Business

Laurie Faniani has modified Quick Start guide for new cabin owners to reflect input from the Board. Who should receive the Guide? Loker suggested that all cabin owners receive the guide. Mark O moved the Board adopt the Quick Start guide. Sandi seconded. Passed. Craig will supply final final version to Board. Mark suggested that the guide be provided to realtors/title companies who approach the HOA treasurer regarding payment of assessments. We should also post to the Mill Creek website. Mark Moved, Sandi seconded: Create a Welcoming Committee for Mill Creek with Laurie Faniani as Chair. Passed

Sandi Moved, Mark seconded: Remove Mark Black from MCSHA checking account and add Betsy Karle. Passed

1. **Information Items-** South Lassen Watershed Group Updates and Tour Report- Betsy
2. **Any Other Items** Need to discuss money market for MCSHA savings at next meeting.
3. **Next Meeting Date:** November 12, 2024 @ 5 pm