

NOTICE OF MEETING: An open meeting of the Board of Directors of the Mill Creek Summer Home Owners Association will be held at **6:00 PM on Tuesday, May 20, 2025** at <https://us02web.zoom.us/j/9169514650?pwd=cVFuVVRkaDhoZk1OYU1dwjVCeFdqQT09>
Meeting ID: 916 951 4650
Passcode: 789385

BOARD MEETING MINUTES

1. **Call to Order: 6 pm** 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. Present: Tim Coyne, Ralph Meuter, Georgene and Terry Neher, Kate Schumacher, Joe van Meter (Mill Creek Resort). Tim Coyne asked when the large pothole on Birch would be repaired. Betsy responded that this will be addressed separately on the agenda but assured Tim that action will be taken soon. Georgene: Thanks to Mark O'Sullivan and Betsy Karle for their service on the Board. Betsy let Georgene know she would continue on the Board but not as President. Georgene also asked if anyone had access to stump grinder. Betsy said she did, but Georgene also needs some muscle to operate it. Betsy suggested she post on the Mill Creek Facebook page.

3. **Approval of Minutes** -from April 22, 2025. Sandi moved, Mark 2nd approve Minutes after correction of minor typos. Passed without dissent.

4. **Reports**
 - a. Treasurer's Report- Mark O' Sullivan: Mark provided a detailed account of spending since the last meeting and to date for FY 24-25. He also presented a draft pro forma budget for discussion. Minor adjustments were made to Mark's draft. Uncertainty about insurance costs and potential increases were highlighted. Mark suggested that the next Treasurer shop around as current provider is not responsive to relevant inquiries.
 - b. Water Board Report: Dave Kolakowski indicated that water is flowing copiously into our storage tanks on Tamarack. Erosion mitigation above the spring seems to be effective. Erosion is very evident in the final stretch of road to the water tanks – past the gate. Terry Neher pointed out that Tamarack road ends at the gate and the upper portion of the roadway, which is unpaved, is the responsibility of the Water Company Board. Dave will convey that information to the Water Company Board. To report leaks or breaks, contact Tom Childers, Chair of the Water Board.
 - c. Committee Reports
 - Architectural Review- Craig F Nothing to report. Craig will leave Chair role as of the Annual meeting in July, along with at least one other member.
 - Welcome Committee- Laurie F Nothing to report.
 - Common Land- Sandi K Sandi indicated that several areas of Common Land

have heavy accumulation of light debris: pine cones and needles. She is still in dialog with Tehama Resource and Conservation District about projected work in Mill Creek. Contracting with Betty Cooper will wait until we have a clearer idea of Tehama RCD's plans.

- Road Maintenance- Preston D Preston communicated to Betsy that he is still willing to patch the pothole on Birch. Does road sweeping need to occur before this happens? See Road Sweeping item below.
- Fire Hazard Prevention- Jayedene C Nothing to report. But Sandi mentioned that there has been a lot of residential burning by cabin owners. She has observed untended fires with no evidence of water supply near at hand, in violation of CALFire regulations. Given recent history of fire in the area, Board agreed that a reminder about proper fire safety be circulated to cabin owners.
- Budget Review- Sandi K & Mark O Nothing to report.
- Website Review- Betsy K & Kathy C Nothing to report.

5. Unfinished Business

- a. Road Sweeping: a long discussion ensued on the merits of road sweeping. Main goal of road sweeping is pavement preservation by removing gravel from road surface that can damage pavement. Is sweeping without removal of debris worth paying for? Mark O presented an estimate from Quality Surfacing of Red Bluff of \$51K for chip sealing – our periodic road maintenance. This would obviate need for sweeping. After continued discussion Board landed on accepting Preston Dickinson's offer to sweep roads using rented equipment. Mark O will check on insurance coverage for liability associated with this work. Preston will also patch pothole. Loker put this in the form of a motion, seconded by Mark O. Passed 3-1.
- b. Elections: Only two valid nominations were made for the two open spots on the Board. According to MCSHA By Laws, this obviates need for a balloted election. The two nominees: Betsy Karle and Preston Dickinson are elected "by acclamation." The independent Inspector of Elections, Business Connections of Red Bluff, verified this in written communication to cabin owners that Loker (as Secretary) will circulate.
- c. Annual Meeting Planning: Joe van Meter confirmed availability of Resort outdoor space for Annual meeting July 5. Resort will also host pancake breakfast and parade on July 6. Joe emphasized need for volunteers to help with set-up, serving and take down of breakfast and associated activities. Betsy will invite speakers. Board will provide water at meeting. Tables and Chairs from Mineral VFD should be delivered the day before the meeting.
- d. Budget: Board gave go ahead to circulate the pro forma budget as discussed earlier in the meeting.
Loker will circulate an email with pro forma budget, election results, Annual letter from the Board (drafted by Betsy) and reminder on fire safety.

6. New Business

- a. Green Waste dumpster: Board decided not to obtain a green waste dumpster at this time.

7. **Information Items**

8. **Next Meeting Date:** Board will meet after the Annual meeting to seat new Board and elect officers.

Adjourned: 7:55 pm