

NOTICE OF MEETING: An open meeting of the Board of Directors of the Mill Creek Summer Home Owners Association will be held at **4:30 PM on Thursday, August 7, 2025** at <https://us02web.zoom.us/j/9169514650?pwd=cVFuVVRkaDhoZk1OYU1dwjVCeFdqQT09>

Meeting ID: 916 951 4650

Passcode: 789385

BOARD MEETING MINUTES

1. **Call to Order:** 4:30 pm Kathy Carpenter, Preston Dickinson, Sandi Kolakowski, Mark O'Sullivan, Betsy Karle, Bill Loker. Kate Schumacher, Cabin 128.

2. **Open Forum.** During open forum, each attendee may address the board for up to three minutes. Kate mentioned that she was at her cabin for 10 days. Despite efforts to clean up the lot there were branches and litter right off the road near cabin. Whose responsibility is it to dispose of this? Betsy noted this is probably in CalTrans right of way. Sandi indicated high winds have been prevalent in Mill Creek. Cleanup is cabin owner's responsibility. Kate indicated that family members will take care of this.

Preston indicated that a link is on website to report road damage.

3. **Officer Elections:** Kathy Carpenter nominated for President, Sandi Kolakowski nominated for Treasurer, Preston Dickinson nominated as VP, Bill Loker nominated for Secretary. Preston moved, Kathy 2nd this slate of candidates. Passed unanimously. Betsy Karle remains on Board as "at large" member.

3. **Approval of Minutes** -from May 20, 2025 Sandi moved, Betsy 2nd accept minutes as drafted. Passed unanimously.

4. Reports

a. Treasurer's Report. Submitted by Mark O. Preston questioned amount of reimbursement for road repairs. Mark explained that the reimbursement was split into two payments straddling the old and Fiscal Years.

Green Waste is now \$1,100/month for two dumpsters. Preston suggested that we have one picked up on Sept 30 and leave one until end of October. Likewise, next year we should have one dropped off May 1 and the second in June. All agreed this was a good idea if acceptable to Tehama Green Waste. Preston will look into this.

Sandi Kolakowski and Mark O'Sullivan will meet soon for review of Treasurer's activities. Mark will pass on Treasurer responsibilities to Sandi.

b. Water Board Report: No rep. Preston mentioned Tamarack springs seem to be producing a lot of water.

c. Committee Reports

- Architectural Review- Craig F Nothing to report.
- Welcome Committee- Laurie F No report
- Common Land- Sandi K Tehama County RCD is around and has cleaned up Tamarack common area. Mill Creek Board (Betsy) submitted a letter of support as Tehama RCD seeks continued grant-supported work for vegetation management as part of fire suppression activity.
- Road Maintenance- Preston D Website is active. Birch and Cedar has been repaired. Looks good. Preston DIY approach seems a good, inexpensive alternative.
- Fire Hazard Prevention- Jayedene C A couple of cabin owners have been notified that they need to cleanup their lots. Jayedene anticipates re-surveying lots for clean up in coming weeks.
- Budget Review- Sandi K & Mark O They will meet later this week for review and hand-off.
- Website Review- Betsy K & Kathy C... Bryan Curtis (co-owner with Kathy C.) has volunteered to help with this. Need admin permission. They will work with Amy Webster, our volunteer web mistress, on revisions.

d. Review/Modify Committee Chairs ... Mark O will replace Preston on Road Maintenance ... Craig and Laurie will continue. Others TBD

5. Unfinished Business

Annual meeting- debrief: Consensus is that meeting went well. Attendance was low. Need to notify co-owners. Loker will include a note on all email correspondence asking principal owners to forward information on to co-owners.

6. New Business

- a. Legal Services Contract renewal Sandi Kolakowski Moved, Preston Dickinson Second to continue with Baydaline & Jacobsen. Passed unanimously.
- b. Reserve Study: Kathy will consult legal counsel regarding legal guidelines for HOA reserves. Kathy will report on that consultation at the next meeting.

7. **Information Items** Should we mark our roads as private? Kathy will consult legal counsel.

Sandi Kolakowski (Treasurer) and Preston Dickinson (Vice President) will be signers on all Mill Creek accounts, including Umpqua Bank accounts. Mark Black and Mark O'Sullivan will be removed as signatories on these accounts. Kathy Carpenter Moved, Bill Loker second. Passed unanimously.

Betsy will start working on Labor Day potluck.

8. **Next Meeting Date:** 11/4 @ 4:30 pm

Respectfully submitted.

A handwritten signature in black ink, appearing to read "Bill Loker", written in a cursive style.

Bill Loker, Secretary
Mill Creek Summer Homeowners Association