

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 Tuesday, November 4, 2025** at

<https://us02web.zoom.us/j/9169514650?pwd=cVFuVVRkaDhoZk1OYU1dwjVCeFdqQT09>

Meeting ID: 916 951 4650

Passcode: 789385

BOARD MEETING MINUTES

1. **Call to Order :4:33 pm**, Kathy Carpenter, Sandi Kolakowski, Betsy Karle, Bill Loker

2. **Open Forum.** During open forum, each attendee may address the board for up to three minutes. Present: Kate Schumacher, Cabin 128; Kay Kaiser, Russ Eberwein. Vicki LaPera, cabin 84. Kate asked about the status of burning burn piles. Smoke is prevalent at times in the community depending on weather patterns. Both the USFS and cabin owners are burning slash/debris. Burning is permitted. Check with Tehama County Air Quality before burning.

3. **3. Approval of Minutes** -from August 7, 2025 Betsy Moved, Sandi 2nd to accept minutes. Passed unanimously.

4. Reports

a. Treasurer's Report: Sandi indicated that the handover from former Treasurer Mark O'Sullivan to Sandi is now complete. Bank accounts now have proper signatories. Sandi reviewed recent expenses. All are within budget.

b. Water Board Report: The Mill Creek Water Company contracted for the installation of an air vacuum valve on Pine Way to release air in that area and improve water pressure. Solves pressure problems on Pine Way. Cost a bit less than \$12,000 bid. Completed job in early October. Looking for grant funding to repair road to Tamarack water tanks. Meanwhile members of the Water Company Board placed sandbags to limit road erosion.

c. Committee Reports

- Architectural Review- Craig F No update
- Welcome Committee- Laurie F No update
- Common Land- Sandi K PG&E is marking trees. Trees that are felled on lots should be removed.
- Road Maintenance- Preston D No update
- Fire Hazard Prevention- Jaydene C No update
- Budget Review- Sandi K & Mark O No quarterly review. Is Mark O still serving? Sandi will ask Mark O if he will serve.

- Website Review- Amy W and Brian Curtis

Amy is working on getting Brian access to our site as of 10/5/25 Still waiting for access permission for Brian.

5. Unfinished Business

6. New Business

- a. Reserve Study: Debbie Allen, CPA, did a reserve study previously. Kathy Carpenter will follow up with Debbie Allen. Study needs to be done this fiscal year.
- b. Street signs: Kathy moved: Board should not post No trespassing signs at intersections but allow Preston to keep his sign. Sandi 2nd. Vicki LaPera mentioned that other No Trespassing signs on personal property. There was a question of whether the CC&Rs cover signage in the community. Bill Loker said he would look into this and report back to the Board. Motion passed.
- c. Board emails/phone numbers on website or just use Mill Creek email address. Sandi moved: place general Mill Creek Address on website and remove personal emails and phone numbers. Kathy 2nd. Passed unanimously.

7. Information Items

Maintenance Supervisor – (Mineral Maintenance Station) Adopt a Highway

TrevorGallese@dot.ca.gov

530-595-4433

Fire Wise problems. Bill Loker indicated that insurance company is resists providing Fire Wise community discount on cabin homeowners' insurance.

Betsy asked for information for the Mill Creek Newsletter. Dave: reminder to turn off water. Get info to Betsy in 2 weeks.

Vicki LaPera: Disappointment that Resort restaurant is no longer operational. Would Board be interested in establishing such a venue? Kathy reminded all that the restaurant is privately owned. What alternatives exist? Establish a common area gathering place? Periodic open houses? Cabin crawl? Possible occasional activities sponsored by resort owners? To be continued.

8. Next Meeting Date - February 3, 2026 4:30pm Adjourn 5:20 pm