

**Mill Creek Summer Home Owners Association
Annual Meeting: Draft Minutes
Saturday July 1, 2023 at 10:00 a.m.
Mill Creek Resort Campground**

1. **Call To Order** – 10:06 am, 50 Cabin owners signed in
2. **Pledge of Allegiance** - Mark Black
3. **Additional Agenda Items:** A cabin owner Suggested that we discuss insurance for cabins, which is increasingly harder to get and more expensive. Guest Jim Richardson recounted his experience with his home in Mineral which had its insurance cancelled. He worked with Ruland Insurance Agency out of Chester and ended up getting insured by Farmers Insurance which appears committed to insuring rural properties in California. They even provided a small discount for Mineral being enrolled in the Fire Wise community program. Mill Creek is also a designated Fire Wise community. Certificates to that effect are available on the Mill Creek website: millcreeklassen.com. The state is also insurer of last resort through the Fair Deal program.
4. **A moment of Silence for Cabin Owners who have Passed On** - Betsy Karle
5. **Introduction of New Cabin Owners** - Betsy Karle -- Chuck and Aleta Harvey introduced themselves as new owners of Cabin 82.
6. **Guests Present and Remarks:**
 - a. Jim Richardson - Lassen Volcanic National Park Superintendent. Jim recounted his long experience has a forest fire fighter. As in previous visits to the Mill Creek Annual Meeting, he indicated that the community was “choked with fuel for a fire.” He indicated that the goal should be to have space between crowns of trees to reduce the risk of a fire “crowning” and spreading rapidly. He reiterated that this needs to be a community effort, as fire does not respect lot boundaries. He discussed the 2021 Dixie Fire that threatened Mill Creek and burned extensively in LVNP. He was amazed at how effective forest thinning was in stopping the spread of fire which enabled major infrastructure in the Park to escape destruction. He complimented the community on keeping lots cleaned up of pine needles and debris. But further effort at tree spacing is essential. In the event of future fires, difficult decisions will have to be made about what properties/spaces can be defended and which left to burn. He urged property owners to take advantage of tree removal

grants while these are available. He briefly mentioned the West Lassen Watershed project which is a landscape scale effort to protect communities and promote fire resilience. Mill Creek and the Highway 172 corridor is a priority in that effort.

b. Jon Barrettt and Christopher Wagoner - Tehama County Resource Conservation District - 10 minutes Jon Barrett Jon recognized the reluctance of property owners to reduce tree cover on their lots. We have an emotional attachment to trees and love the forested ecosystem. But the reality of the ever-present threat of fire makes forest thinning an urgent necessity. A thinned forest is not only fire resistant but healthier. The work looks bad initially but in a year or two you have a nice, park-like setting. Chris Wagoner described funding from CalFire to reduce fire risk to life and property. Current focus is protecting entry and exit from the area on Hwy 172 by thinning forest adjacent to Hwy 172. Program is also working on thinning trees in the Common Lands. After these projects are completed, the plan is work along the secondary roads to facilitate entry and exit in case of fire. He urged the HOA to work with community members to thin our forest from current ~85 trees/acre to 25 trees/acre. Sign Temporary Entry Permits. Current limit to tree size is 35” diameter at breast height. Funding is available now and we need to take advantage of it. A sign-up sheet was circulated of cabin owners interested in participating in the Defensible Space program.

c. Luke Thomas, Cal Fire Battalion Chief. Chief Thomas reiterated that the HWY 172 corridor is a tough area for fire fighters to defend due to windy roads and crowded tree cover. He urged fuel reduction to give fire fighters a “fighting chance” at saving our properties.

d. Joseph and Jillian - Mill Creek Resort. Joe introduced the newest member of the Mill Creek community, daughter Ayla Mae “born during a blizzard on the side of a volcano.” He reminded folks about the pancake breakfast, 8-11 am tomorrow (Sunday, July 2). He asked for help in setting up for the breakfast at 6 pm tonight. He also mentioned that there will be a movie night tonight – “Little Rascals” – starting at 8:15 pm.

7. Approval of Annual Meeting Minutes of July 2, 2022 (posted on web page millcreeklassen.com). Steve Jones moved. Thomas Childers seconded approve minutes as submitted. Passed unanimously.

8. Treasurer's Report - Mark O'Sullivan

a. 2022/23 Financial Report as Distributed. Mark O'Sullivan provided an overview of finances from FY 22-23 covering line items with overages and deficits. He indicated that all funds from the 22-23 Special Assessment were expended for the purpose designated: legal fees involved in the rewrite of the MCSHA by-laws and CC&Rs.

b. Proposed Financial Budget for 2023/24 – Mark O'Sullivan provided a summary of the proposed budget for FY 23-24. He clarified that the \$12,000 line item for management consulting submitted to the membership in an earlier iteration of the budget had been removed after further consideration and vote of the Board. There is no increase in the Annual Assessment for cabin owners in FY 23-24.

Mark Black also explained that our new by-laws do not require a membership vote on the proposed budget. He indicated that this was the moment for cabin owners to provide feedback to the Board. There were no questions or comments from those present.

9. Nominations/Elections for Vacant Board Positions - Mark Black announced the results of the election for the new 5-member Board. All candidates received 70 votes. Kathy Carpenter, Betsy Karle, Sandi Kolakowski, Mark O'Sullivan and Bill Loker were re-elected to the Board. Mark Black is retiring from Board service. Mark thanked the "new" Board members for their past service and willingness to continue.

Board members then presented Mark Black with a plaque and gift basket as a thank you gift in recognition for his 7 years of service as President of the MCSHA Board President.

OLD BUSINESS:

1. Bylaw and CC&R Handouts - Mark Black directed cabin owners to the available copies of the new by laws and CC&Rs, also available on the Mill Creek website.
2. Common Land Area Report - Mark Black indicated that there is still pending work promised by R and S Lot Clean-up for past work – unfinished and still pending payment. While we have \$15,000 budgeted for common area clean-up we are holding off on expending

those funds until the Tehama County Defensible Space project completes their work.

3. Fire Hazard Prevention Committee Report - Jayedene Chesini reminded cabin owners that the Board extended the deadline for lot clean-up from end of June to end of July due to late snowmelt. She will lead an inspection of lots near the end of July and notify cabin owners if they are deficient in lot clean-up. The burning period in Tehama County is already closed in most of the County (Mineral and Mill Creek excepted) so cabin owners are urged to get their lots cleaned up and burn the debris while this is permissible or have debris hauled off. Once the burning season is closed, debris must be hauled off. Jaydene mentioned that she is contracting with a chimney cleaning company and asked cabin owners interested in having their chimneys cleaned to notify her to see if a discount on quantity can be worked out.

4. Architectural Review Committee (ARC) Report - Craig Faniani introduced members of the ARC. He also read the mission of the ARC from the new CC&Rs. He reminded cabin owners that the ARC has been in existence since before the land swap and continues to oversee the aesthetics of cabin appearance in Mill Creek to ensure that new construction and paint is compatible with the rustic, forested character of the community. Craig directed cabin owners to the website for further information and information on how to apply to the ARC for the *required* project review. In response to a question, Craig indicated that his review is independent of any permits issued by Tehama County and includes aspects like paint color not covered by county permits.

NEW BUSINESS:

1. BAYDALINE & JACOBSEN LLP CONTRACT FOR 2023/24 - Mark Black indicated that the Board supported a retainer contract with Baydaline and Jacobsen LLP for legal services. Darren Bevans of Baydaline and Jacobsen was extremely helpful with our rewrite of by-laws and CC&R and continues to be a great legal resource in the ever-changing legal environment for HOAs in California.
2. MCSHOA web page and Official Notices by e-mail - Mark Black reminded those present that the MCSHA website is a source of great information on community matters: information resources, minutes of meetings, membership on Boards and committees, etc. Loker

indicated that he will email a current cabin owners directory in PDF format to all cabin owners in the next week. Mark asked that cabin owners not make cabin owner contact information available to any third parties. Keep it confidential.

3. PG&E Funds Update - Mark Black indicated that MCSHA retains the \$50,000 compensation from PG&E related to harm caused by the Dixie Fire. These funds remain unexpended and under our control. A cabin owner suggested that one use might be to pay for clean-up of chips and macerated trees left by forest thinning. Black indicated that the Board will take this under consideration.

4. New Board Meeting following Annual Meeting – Mark Black announced that the new Board will meet after the Annual meeting for officer election and to sign the Baydaline and Jacobsen contract approved by the prior Board.

5. Black reminded folks of the Pancake breakfast, silent auction and drawing to be held tomorrow (Sunday, July 2) to benefit the Mineral/ Mill Creek Volunteer Fire Department.

ADDITIONAL AGENDA ITEMS:

1. A cabin owner asked about the status of trees dropped by PG&E on cabin owners' properties that have not been removed. Will PG&E remove them? Black indicated that we are still working with PG&E to get this done, but it is not likely. Jon Barrett urged us to contact our state legislators to get action on this issue. In contrast, CalTrans has indicated that they will remove trees that they fell.

2. A cabin owner asked that we address the road damaged by PG&E last year when felling a large tree near the Schimke cabin. Preston Dickerson is working with PG&E on this. Rather than wait the cabin owner suggested we use Association funds to repair the road.

MEETING ADJOURNED 11:25 am

Water Board Meeting called to Order by Mike Shannon