

Millsite Owners' Association Meeting 4/5/19

Attendees: Marc Mandel (Crossroads)
Robert Leal (Kimber Mills)
Jacob and Hannah Moren (Billygoat Construction)
Justine Reynolds (YSRCDC)
David Konno (YSRCDC)
Katrina Gutierrez (Rancheria)
Dan Rosenberg (CDC)
Donna Henderson (CDC Bookkeeper)
John Reed (Consultant)

1. What is an owners' association do we have one?
 - a. Detailed in the CC&Rs
 - b. There is no Owners' Association at this time. For now, the CDC has full control of the "association". The CDC has the right to form the association but must do so once 60% of the land is sold.
 - c. The association should incorporate at some time for liability reasons. The assoc. will carry liability and D&O insurance.
 - d. All properties will have to connect to the sewer system once it is built. The first phase of the system will cost approximately \$75,000. The CDC is searching for ways to pay for this. There might be an assessment of owners/renters for this project.
2. CC&Rs - suggested changes
 - a. John Reed walked through the modifications to the CC&Rs
 - b. Discussion of Marc Mandel's suggestion that fees be assessed by appraised value instead of acreage.
3. Fee Schedule review
 - a. John summarized the fees and how they might change over time.
 - b. The CDC has already completed a good amount of the infrastructure improvements.
4. Process to modify the fee structure
 - a. John Reed will work with the CDC bookkeeper to revise the development budget and the owners' association fees. The CDC will announce the new fee structure and implement it starting in the 3rd quarter of 2019 (July 1, 2019)
5. Procedures going forward

- a. John Reed will send amended CC&Rs to the owners/renters for notarized signatures.
- b. A revised fee schedule will be sent to all for comments. The CDC will then decide to adopt or modify.

Other notes:

- Dan mentioned that Lot 11 is available for community organizations. Only the History Group has, so far expressed interest in doing something on this land.