

Deer Creek Landowners Inc. Board Meeting June 1 2015
120 Hartman Creek Road, Boulder Creek 95006

Board Members present: Gary Fitch - director, Greg Haagenson - road manager, John Miller - treasurer, Ann Schwarzmamnn - secretary

Meeting brought to order at 9:23am

1. Approval of May 12, 2015 Board Meeting Minutes v1.1 as emailed. Motion made by Greg to accept, Gary seconded. Motion passed. Ann to work with John to make sure the .pdf file is locked and therefore cannot be changed before website publication and archival.
2. Secretary's Report - Ann Schwarzmamnn
 - John and Ann met with Joy on May 22nd for hand-off of treasurer responsibility from Joy to John. Ann and John went to Liberty Bank. John was added to signature authority (procedurally need another board member present and minutes that show authority given) and Joy was removed (on later date, Ann gave Joy's letter to Sarah June at Liberty). Ann applied for a debit card for incidental expenses.
 - Email situation: this is still an issue for Ann since Manuela has still not given up DCLI's corporate email address - dcli95006@gmail.com. This was an issue for the sale of the Joy and Tony's property. Currently used email address: dcli95006@yahoo.com.

Motion made by Gary to accept secretary's report, seconded by Greg. Motion passed.

3. Treasurer's Report - John Miller
 - John contacted Tys regarding the archive, but he doesn't have any passwords and the conversation died there. The board discussed paying a monthly fee for someone to maintain for the association, which would help ensure it was current (which it is not at this time). Greg made motion to look into paying someone on a consistent basis to maintain our website. Ann seconded. Motion passed. John to follow up.
 - Briefly discussed invoices not paid by Joy. John and Greg to work together to resolve.
 - Billing: John got Joy's work, a modern spreadsheet. Ron handed off work to Joy. Joy changed the algorithm to suit her needs. Joy's algorithm: different rates for landowners from before and those after the yellow gate; after the yellow gate, add the two. Board agreed to use this algorithm to get this year's billing out using Excel. When Joy set up Quicken, she set things up backwards (vendors are customers, landowners as chart of account), so John cannot import into Quick Books - he has to start all over. John made account to look at her version of books. John will send out email by June 8 to say if he had success with new billing process (using Quick Books). Ron Chandik gave John lots of good data, some of it going back to 2004.
 - Ann to forward Greg's road manager reports for the last six months to John as well as all bills.
 - Ann to find out if DCLI taxes were filed last year.
 - Ann and John to make master list of landowners. John to send Ann the Excel spreadsheet from Joy so Ann can confirm/correct.
 - Insurance: questionnaire they sent regards HOA, not road association. John thinks that we are paying for the wrong type of insurance and therefore money is just being throwing away. John read from the policy: the insurance company we use is not approved by the state of California. Greg made motion to not renew policy with current company. Ann seconded. Motion passed.
 - Briefly discussed email archives. Ann to send her DCLI archive to John (zip file). Ann to contact Victor to see if he has email archive he can send us.

- John plans on using PayPal for road dues payments.

Motion made by Gary to accept treasurer's report. Greg seconded. Motion passed.

4. Old Business

- Lawyer: previous board approved up to \$2,500 for lawyer assessment of our road association documentation, but never agreed on who that lawyer should be. Board agreed to begin with Austin Comstock. John would like to get included in any email/written correspondence with Austin Comstock. Ann will cc: DCLI board members.
- Open Board positions to be filled by board: President, 2 Directors. No one has expressed interest for the president position. Gordon may be interested in president position; John will follow up with him. Marco interested in director position; Greg to follow up with him.
- Talberg Lien: used Joy's 2/13 synopsis for brief discussion. Greg made motion to set amount owed to \$6,251.50. Gary seconded. Motion passed. Ann to contact the lawyer with money amount. Board realized that any owed road dues not included in the liens needs to be added to the bill. Ann amended motion to include any previous owed monies (2014/2015 monies owed in amount of \$465). Greg seconded. Motion passed. This should catch properties up, but John and Ann to confirm before sending bill to the lawyer. When Ann sends email, wording: "board has decided money amount satisfies all liens placed against Talberg".
- Resident/Non-resident discussion: tabled. This will be addressed this when we talk with the lawyer. John emailing list of landowners along with resident/non-resident; Greg to see if can get more accurate. what about more than one renter?

New Business:

- Road Work planned: Greg needs to arrange for more work on Hartman - spread rock - need money. John suggested a road system drive-around for the board.
- Ann to email out General Meeting Minutes from May 2, 2015 meeting, current board to comment and/or approve. After getting board approval, Ann to email John so he can post on website. Gary made motion, Greg seconded. Motion passed.
- Ann to send John all board meeting minutes since Nov 2014.

Motion made by Greg to adjourn meeting. Seconded by John. Motion passed. Meeting adjourned at 11:10.