

Deer Creek Landowners Inc. Board Meeting August 3, 2015 - held at Gary Fitch's home

Board Present: Gordy Stewart, John Miller, Gary Fitch, Greg Haagenson, Marco Volpe, Ann Schwarzmann.

Not Present: Daniel Tees

Also Present: Janet Laidlaw

Meeting brought to order at 5:30 p.m.

1. Review and approval of June 27, 2015 Board Meeting Minutes. Motion made to accept minutes with minor correction by Gary. Seconded by John. Motion passed.
2. Secretary's Report - Ann Schwarzmann
 - Status of escrow information. First American has not get received a copy of the grant deed as the demand as requested (Kohout to Triple Rainbow LLC; Sundram to Best RTO LLC). Ann to follow up again with First American to get full cooperation.
 - Action items from previous board meeting. Ann still needs to ask at the PO how many keys are out; if there are additional keys out that we aren't in possession of, then we can rekey.
 - Research on open liens. Only one done: Byron Sanchez 3 documents top sheet gotten from county since we did not have that documentation in the files.
 - Road Dues status. Checks have been coming in slowly. Some letters have been received, including Jean Moustirats and the Isaaksons. Discussion regarding a letter to be sent out to explain the bill and the situation we're in. Greg gave history of the algorithm and suggested we wait for the lawyer. DCLI does not have corporate status - not enough votes from members to make it a corporation. John gave summary of how road bills got put out - Ron Chandik and John agreed that the algorithm was not ideal but it was correct and was the same one that the road association has been using (inherited from Joy Mundy, the previous treasurer). Letter will be produced and sent out explaining the billing (example: if you looked at last seven years of road dues, a parcel in about 2 miles: \$1584 non-resident, \$2324 resident - residents have paid more than non-residents, with a 47% difference). This board, as opposed to previous ones, all live on the system and therefore have a better understanding of who lives on it, and who rents.
3. Treasurer's Report - John Miller
 - Quick Book status. Gary agreed to help with it since John is new to the software. Data entry is still to be done; nothing from Quicken (old accounting software used) can be used since entered in a backward sort of manner (John has already migrated from Quicken to Quick Books).
 - Road Dues Billing status. See above. Bills are out, only a couple are remaining (Triple Rainbow - need new owner, Ann to handle. Ann to send bill to Joseph Sundram (escrow closed without getting 2014-2015 road dues). Also, Ed Abner 's bill was returned. Ann to email John with new addresses that he doesn't have (last two properties that were sold).
 - Expenses: Insurance status was paid after board voted to pay for D&O insurance (\$1300); invoice paid to JC. Bank balance went from approximately \$7700 down to approximately \$4500. Using PayPal now.

- Invoices for road work from this year - not all are detailed with work done from road manager. John asked for more information, Greg requested a form to fill out. John and Ann to work together to get form to fill out with time taken on each section (see section map on website). Goal is to gather statistics to inform road association where money's been spent.
 - Ann made motion to accept treasurer's report, seconded by Gary. Motion passed.
4. Road Manger's Report - Greg Haagenson.
- Ramble and Jacks Roads are in good shape for winter. Hartman needs \$15,000 to \$20,000 of work. Front of road needs work. Ditching needs to occur everywhere, first on Hartman (approximate cost of \$2500), and rest of road system. Hartman from taxi cab on needs significant work.
 - People are willing to give money for asphalt, but we're not ready yet.
 - D&O Insurance discussion. Discussion of how and why we renewed insurance led to discussion on status of lawyer's investigation into our situation. Ann and Greg have met with Austin Comstock once and will continue to follow up with him as he gets a better understanding of our issues (and as he has time in his schedule). Note: we still have the \$2500 retainer monies that the previous board approved for lawyer. Ann briefly summarized meetings Greg and Ann had with Austin: he is trying to figure out what the question is since there is so much to look at and potentially much of it obfuscating the important points (i.e. situation with corporate email not being relinquished by previous secretary).
 - Contractor Insurance discussion.
5. New Business
- Gordy, as president of the board, would like to write a letter to our constituency.
 - Motion made by Ann for up to \$2500 to retain Austin Comstock to help define all our road association issues and help us resolve them for once and all - not limited to understanding which properties should be in the road system and for all properties to have the same agreement. Seconded by Gordy . Motion passed.
 - Documentation/Contracts - Gordy. He would like there to be increased documentation for work conducted by DCLI, including payments. John, with Ann's help, will develop a form for expenses; he'll also get a receipt book for any monies paid in cash.

Gordy made motion to adjourn meeting, Gary seconded. Motion passed.

Meeting adjourned at 7:24 p.m.