

Deer Creek Landowners Inc. Board Meeting on October 5, 2015 at Boulder Creek Pizza

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

Board Members not present: Daniel Tees

Also present: Janet Laidlaw

Meeting called to order 11:15 AM

1. Road Manger's Report:

- Greg thinks pay-in from Sky View is good, so Greg has asked John to look at each segment of the road system to see who's paid in and how much total for each segment.
- Work in near term: section of road above Deer Creek Heights needs repair. Hartman Creek Rd. needs ditching. Walters has been booked. All areas that were rocked last year will need some quick rework to return them to last year's condition; for about \$4,000 we can get these areas repaired.
- Austin Comstock update:
 - Austin and Greg were able to find Larry Palm maps.
 - Austin has looked into costs for conducting title searches - about \$50,000 for complete title search. We have some options - work can be done in-house, but wouldn't have title company guarantee. There are other options, such as paying 10% of total fee (\$5,000) to the title company and if there are any liability issues later on it will be covered by Deer Creek. Austin commented that we should not have any real liability issues once it's through the court - the only potential mistake would be including or excluding a parcel, and that situation is easily rectified. Having the title company search goes a long way in court because it has the title company's stamp on it.
 - Discussion over how to pay for the monies required; we need to wait to hear from Austin.
 - Austin's goal is to file by November 7, 2015. Gordy would like a letter of intent from Austin - Greg to ask Austin for one.
- Gate for Lost Valley update: everything is ready but we still need a particular chain and to coordinate with the relevant parties. Greg thinks work will be done in a week or two.
- Asphalt discussion.
 - Gordy requested that landowners willing to underwrite asphalt work submit a written proposal to the board for approval.
 - John would like to give \$1,500 to get asphalt - J.C. has offered to volunteer time; there was a request for us to asphalt the front of the road, but it's not clear how much it would cost. There is, most likely, only enough money to rework the road system for winterization; there will be no money for asphalt work. Greg would like to wait on asphalt because of the potential title search costs. Motion made by John to spend up to \$1,500 to cold patch those asphalted portions of the road from beginning of Deer Creek. No second given.
- Discussion regarding how each landowner's road dues are to be distributed for road work. Currently, all roads have equal attention for winterization (i.e. work on road system is not fair according to who has paid what and how much).

Motion made to accept manager's report by Gary, seconded by Ann. Motion passed.

2. Review and approval of September 14, 2015 Board Meeting Minutes. Greg made motion to accept minutes, seconded by Gordy. Motion passed.
3. Secretary's Report - Ann Schwarzmann
 - Road Dues billing status. 6 additional checks received (total 31), with more coming in. Board members who have paid: Marco, Greg and Ann.
 - Documentation. All landowner written communication and all envelopes are being filed; scanning of landowner communication has begun with scans into dropbox.
 - O'Neal escrow with First American: the demand was put into escrow and was paid, but we did not receive grant deed as requested. Ann to follow up at county.
 - Tys Sniffen bought parcel next door. John will follow up to see when sale occurred and see if the bill as sent out to the old owners should be pro-rated.
 - Notified of change in ownership: Ginny Stone parcel 089-011-31 is now in Andrew John Carson's name. Ann to make changes to paperwork. John to make bill up.
 - Road Work Description Form and Report. No action taken by Ann or John
 - Fall General Meeting mailer sent out with letter, proxy, meeting announcement.

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

4. Treasurer's Report - John Miller
 - No report.
5. New Business
 - Do we need a November Board Meeting (the 2nd and the Monday before the General Meeting)? No decision made.
 - Fall General Meeting
 - Agenda: Reports - secretary, treasurer, road manager. Any conversation regarding the road dues bills and the algorithm used (we are now in the position where this potential change is only one of several that we expect are required by law, but we are looking to the law, specifically Austin Comstock). Greg will ask Austin for a summary page to be handed out.
 - We have invited Austin to attend and he will if he can.
 - Gordy has already informally invited the Sheriff to our general meeting; he would like to see either the Sheriff's office and/or CalFire at our general meeting. Greg offered to follow up with our supervisor's office for a recommendation regarding the sheriff's office.
 - Ann to send out Agenda for general meeting. Greg and Ann to summarize where we are and what's coming up for our JMA (to supplement Austin's handout for a more complete picture).

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

Meeting adjourned at 12:15 p.m.