

DCLI Board Meeting

Tuesday, September 12, 2017 @ 7:00 PM at Tys' House

Members Present: Ron Chandik, Mac Marshall, Dave McGuire, Tys Sniffen, and Ginny Stone

Members Absent: Simon Field, Jay McClelland; Visitor(s): Mana Mohammadi (Brown)

A. Preliminary Discussion: Mana Mohammadi (Brown) will stop by to notarize Board signatures for the SBA loan. We discussed the potential liability of each Landowner for any balance due (default) on the loan. Tys contends that the SBA would go after all Landowners for a pro-rated (average ?) share of the balance due. Chandik thinks that they would come after whomever they determined had enough assets to pay and would only take the "deep pockets" to court. Tys thinks that our maximum personal exposure for a \$200K default would be \$200K/79 DCLI Landowners = \$2,500 per landowner. Tys stated that he directly asked the SBA lawyer how a default collection would work, and the SBA's reply supported his argument that each individual would be held liable for the **average** amount of the balance due. Dennis Smith, John Miller, and Ann/Greg Schwarzmann/Haagenson are the only Landowners that have notified Tys that they do not approve DCLI pursuing an SBA loan.

B. Road Manager's Report:

1. Walters did a good job of smoothing and rolling the first part of the road, adding rock past the second bridge. He did about \$20K worth of work for about \$13K. The part between the 2nd bridge and Palm had to have rock and cost more than budgeted.
2. Mac says that two over budget payments were made to Walters. Dave replied that the other payment was for Hartman for necessary rock. He also put in two culverts on Hartman to replace collapsed and clogged culverts. Hartman residents are still not happy.
3. We've spent \$8K on Hartman, and \$13K on front of road plus another \$3-4K for rock. About \$24K total.
4. We really need Ramble work and pavement repair on Deer Creek Rd.
5. Received a new bid from JC. Ramble from Deer Creek to Deer Creek Heights: Walters bid with 25 transfers of rock is \$38K. JC bid on Ramble is about \$10K in labor and \$8K in rock to go all the way to Deer Creek Hts.

6. Asphalt/maintenance on Deer Creek: With \$24K spent on Hartman and the front of the road and \$18K planned for Ramble, we will spend \$42K. How much can we plan to spend on asphalt repair/maintenance ? Also we are not reserving \$15K for new pavement. Ginny: \$15K reserve was intended to happen after the regular dues were collected. Dave: The net is that we have very little to use for asphalt repair/maintenance.
7. There are also some newly discovered drainage issues on Deer Creek that need to be addressed. Dave plans to try to get Joey to do the work cheaply.
8. We also need plastic to cover the creek side of the road at the Locatelli washout. Dave will fix with extra plastic sheeting.
9. Dave met with Alan from Earthworks for a pavement repair bid. Bid would compete with KLM but includes all asphalt repairs. Dave: This is only a viable project if we get the SBA loan.
10. Ginny commented on using her road engineer friend to sign off on an "Engineering Road Repairs Plan" for the SBA, if DCLI will prepare the documents with our proposed projects.
11. Dave: SBA requested that DCLI provide a Contractor Report stating exactly what projects DCLI intended to do with the requested \$200K loan.
12. Mac: He wants to know what the plans are currently for Ramble Road. Dave: Because of funding limitations, we can not go any further than Deer Creek Hts. with grading and rock. Mac wants to at least scrape up further on Ramble. Dave says Ramble has to have rock there or it will turn into a muddy mess. Board agreed that Mac could hire Joey at his own expense to do a "light scrape" above Deer Creek Hts.
13. Motion made, seconded and carried to accept the Road Manager's Report.

C. Treasurer's Report

1. Tys: 44 people have totally paid, 2 have partially paid, and "potentially 15-18 people who have not paid will be paying something" (this could bring in another \$22K).
2. Ginny: Does it make sense to send out another mail solicitation pleading for road repairs funds before the winter rains start ? Target only people who we think might contribute some funds.
3. **Tys: We will do another solicitation letter informing unpaid Landowners of liens about to be filed.**
4. Dave: I am now paying my \$680 Road Dues and have here an \$1,100 check for a partial payment for Heath/Armanini.
5. Ron: \$7,200 in bank plus \$3K in checks from the P.O. Box minus \$2K owed to Walters = \$8,200 available for work. What do you want to spend it on ?
6. Dave: He needs \$16K to work on Ramble Road.

7. Motion made, seconded and carried to accept the Treasurer's Report.

D. Secretary's Report

1. July 18, 2017 DCLI Board Meeting Minutes are submitted for approval. Tys asked for approval of the Minutes and they were approved.
2. Master List updates for 12Sep17 are done and copies are available to those present at the meeting. Also available is a Listing by Map #, a Listing by APN and a Listing of all Liens and amounts. Maps are also available.
3. Several miscellaneous emails were received at the Secretary@dcli.org email address and were forwarded to Tys to be followed up on or discussed later in this meeting.
4. DCLI Balance in Liberty Bank as of 12Sep17 is \$7,197.56.
5. Letters created by Tys with Board email input to Gordy Stewart and Judy van Slooten regarding various comments relating to non-payment of DCLI Road Maintenance Fee invoices, were typed and mailed.
6. Lafever request for Road Fees reduction was received and forwarded to Tys for discussion today.
7. Ron requested reimbursement for the stamps, print labels, and copies (including stamped return envelopes) relating to the 01Aug17 2nd billing for FY2017/18 Road Maintenance Fees and for unbilled expenses relating to the 13May17 Spring General Meeting and the 17May17 follow-up letter to all Landowners requesting comments on the SBA Loan approval voted on at the Spring General Meeting: \$152.24 reimbursement requested and receipts given to Treasurer.
8. Secretary's report approved by acclamation.

E. Establish Meeting Dates

1. Establish Next Meeting Date: Last meeting before Fall General Mtng.
 - a. Wednesday October 10 @ 7:00 PM @ Tys house.
 - b. DCLI General Meeting: Saturday November 4 @ 11:00 AM @ Scopazzi's Restaurant. Invite DCLI and 845s, i.e. 94 Landowners.
 - c. Tys: Include General Mtng Notice with 2nd Notice to non-payers. (Secretary Note: Delinquent Notices would normally be sent to Delinquent Landowners only (about 50 letters). If we include a General Meeting Notice to everyone, we need to send 94 letters (but only 50 stamped Return Envelopes for payments).

F. Old Business

1. SBA Issues

- a. We need a contractor/engineer to approve our official project plan to be accomplished with the SBA loan and attached to the loan application. SBA is requesting plan and application in 12 days.
- b. Papers need to be signed. Mana is coming tonight to notarize the signatures.
- c. Dave: The scope of the project is not long or involved. We just need a rough description of each as specified in our SBA Loan Approved Budget at the Spring General Mtng. Ginny will ask Jim Walters to create the document or see if her engineer friend will do it.
- d. Tys: There is also a lawyer approval required with the loan application stating that the lawyer read our By Laws and that there are no special legal issues.
- e. Tys hired Kathy Martinez, the same person BCC used, to sign the form. We need to pay her \$300.

G. New Business

1. Tys: How do we pay Joey Lafever for work he did on Ramble and Deer Creek Roads ? Dave asked him to do the work and instead of giving him Road Dues Credit, he asked Joey to give us an invoice for his work, which he did. Board agreed to pay Joey about \$1,800 for the work.
2. Tys: JC wants to buy a roller and would like to be paid for his next job before the work is started so he can buy the roller. There are other issues with JC (an off-the-record personnel discussion ensued examining the pros and cons of advancing funds to JC). Dave told him we could not buy him a roller, but he could require a deposit on his next job. Dave is proposing that the Board authorizes a \$6K deposit on his next job. JC agreed to either buy a roller or rent one, but in any event to use a roller on the Ramble project. Walters is a better choice, but for now with cost constraints, Dave thinks we should use JC. Dave officially asked JC NOT to leave his equipment on the roadway for extended periods of time. DCLI does not currently have enough money to fund the Ramble project and will consider Dave's deposit request when we collect enough funds.
3. Junk cars removal: No one is currently removing junk cars to resell to junk yards because of the current low price of steel. The primary issue is

that without auto registration documents you are "stealing" someone's property by removing the cars. Tys knows a guy who will remove junk cars as long as he doesn't have to deal with the legal issues. We could get rid of cars for whom we know the owner will not dispute the removal. Tys: Do we spend money intended for Road Maintenance to remove cars ? Dave: People currently go through the trouble of hauling junk cars out to a county road, so the county will remove them for free. If we pay someone to remove junk cars from DCLI roads, people will just dump a mess of cars on our road so they can be paid to remove them. General consensus seems to be to pay to remove the three vehicles for whom we know the owner and are relatively sure they will not object.

4. Tys: Roy Spadaccini says he is a non-resident. Dave: Spadaccini's land has been rented out as a commercial grow for the last eight years. Multiple people are coming to that parcel every day. Board declined to change Residency designation.
5. Tys: Misha says he is not getting water delivered. Tys verifies that Misha is getting water from a well. Lafever claims they have no water deliveries. Board agreed to remove EUF for Misha and Lafever.
6. Tys: Ed Speck called Tys to say he only has one person living on his property and doesn't want to pay the Extra Household Fee. After much pro and con discussion, the general consensus was to NOT bill Speck for an extra renter.

G. Mana arrived, Tys declared the meeting over and Mana proceeded to notarize the Board signatures for the SBA loan application.

Submitted
October 9, 2017
Ron Chandik, DCLI Secretary