

Deer Creek Landowners, Inc.
Fall General Meeting Minutes
November 10, 2018

A. The meeting was called to order at 1:00 PM by President, Tys Sniffen. Meeting Notices were sent to DCLI Landowners only as there were no financial issues included in the meeting that impacted 845 Landowners. Fall 2018 DCLI Landowner Check-In sheets were used to identify meeting participants who signed into the meeting at the door. Since there were no competing candidates for Officers up for election, ballots for voting were not prepared. Handout ballots were available if they were needed for the election. If necessary, the Proxy Voting Eligibility spreadsheet would be used to distribute eligible ballots to Proxy assignees.

(Secretary's Note: 23 DCLI Members are required for a quorum at the General Meeting. 16 Members plus proxies were counted as participants. This count was insufficient to constitute a quorum.)

B. President Comments:

1. Tys gave greetings and Member introductions were waived due to the small group of frequent meeting attendees.
2. Tys will present a discussion of DCLI Operating Policies (including any administrative issues Members want to discuss) at the end of the meeting if anyone is interested.
3. This is a Membership driven organization. Even if we don't have a quorum according to the By Laws, we will make decisions necessary for the organization to function and Members forming a future quorum at a future meeting can dispute our proceedings.
4. President's Report:
 - a. Watsonville Grading and Excavation (WGE) is in the process of doing the SBA Loan funded road repairs previously agreed to. Some work on Ramble and Hartman is done. Next week they start on Deer Creek, which Dave will discuss in the Road Manager's Report.
 - b. We'll have a Report from each Officer and then Elections for Road Manager, Secretary, and a Director. That will conclude the official business.

C. Road Manager's Report by Dave McGuire:

1. We are in the process of using the SBA Loan funding to make as many repairs as possible to the DCLI road network.
2. Our objective was to initiate more permanent repairs of the major sections where we usually spend most our Road Maintenance Fees each year. Pavement has been installed on Ramble from Little Buck to Mike

Brown's property and on about 370 feet of Hartman from the Deer Creek Road junction. Another 320 feet on upper Hartman was also done.

3. Next we will move to Upper Deer Creek to do pavement repair and the bottom of Ramble at the Deer Creek junction.

4. After that, WGE will begin moving out Deer Creek toward Bear Creek doing patch pavement repairs from the third bridge to Rons.

5. After that they will do the new paving from Rons to just above Palm Cutoff and then two other sections of pavement repair toward Bear Creek.

6. With the holidays and weather the repairs will probably extend into December.

7. In response to a question: The only planned pavement repairs after Palm Cutoff will be the section from the first bridge to Bear Creek. We had originally intended to do the section from the first bridge up to the next flat spot where the mud slide is and the 2nd bridge to Palm, but because it's next to the creek, you need soil studies, engineering reports, and other expensive approvals to do work in the riparian corridor. We have three Landowners who have been giving complaints to the county and we didn't want to impede the rest of the work. The result could have been a large county fine. This also explains why we were able to do the big section from Palm to Rons to alleviate 30 years of continuous grading and rocking repairs.

8. We haven't done any of the general budget stuff yet because of the focus on the SBA work. The other work is doable if everyone were to pay their road dues to provide the necessary funding.

9. Mac: When are the road closings for work going to be and for how long ?

Dave: Starting Tuesday there will be 8AM to 5PM closures for work on Upper Deer Creek and the bottom of Ramble. On Wednesday, Thursday and Friday we can expect 8-5 closings from Hartman to Ron's. Dave will give a daily update to anyone who calls him. The times may change depending on contractor issues. Tys: I will get road closing info from Dave and post it on the Yahoo list. Andrew: Any over night closings ? Dave: No. The area being worked on is fairly flat and stable, so the repairs should be able to be accomplished during the day and in spite of bad weather (except for massive down pours). Also, since the paved areas are firm and flat, the contractor thinks that people should be able to drive on it by evening.

10. There were several positive comments on the work done, the process of organizing the work, and Dave's close contact with the contractor.

D. Treasurer's Report by Jeff Schulken: (See attached Reports)

1. He handed out two reports: a. a Balances Due spreadsheet. b. the Treasurer's Report.

2. Payments received from DCLI Landowners prior to today is just under \$35K. Received just over \$1K from 845s and \$251K from the SBA, giving us about \$286K to work with.

3. Expenses were \$100K to WGE, \$2K to get rid of junk cars, legal fees \$2,500, administrative \$300, insurance just over \$2K, and meeting room rental \$100. Total expenses YTD \$107,029.16.
4. Current Bank Balance = \$181,582 plus what we collected today of \$2,200+
5. Chandik: You might want to subtract the first payment due for the SBA Loan. Jeff: SBA payment is not due until later next year (July 3) after the FY2019/20 Road Maintenance invoices are sent out. We plan to get the invoices out earlier this year. Funds collected will be used to pay the SBA Loan.
6. Please let us know any address changes that you may become aware of.
7. Dave: How much do we currently have available to do additional road work after paying for all WGE work ? Jeff: (after some discussion) about \$40K.
8. Manuela: What are you doing about Liens these days ?
9. Tys: Liens continue to be a primary source of DCLI revenue. We just received a payment for Ed Abner's property for \$4K. They seem to be more aware of our existence and I am getting frequent calls from realtors. We have changed the process to send Lien Releases to the realtors and they work with the county to clear the records before title transfers. Question: Do you notify people when Liens are placed on their property ? Tys: We include a statement on every invoice stating the balance due date, the date the payment will be considered Over Due, and date that DCLI Liens will be filed, typically December after the May/June billing is sent out. Landowner discussion of her Lien experience. Chandik: There is NO Lien on Sanchez property. More discussion of elongated/complicated/expense Lien process, DCLI extensive efforts (3 letters in 2018), and Tys' proactive efforts to work with Landowners. Liens are not filed, due to substantial county charges, unless the balance due to DCLI exceeds \$1K.

E. Secretary's Report by Ron Chandik

1. Master List updates, work with realtors on changes in property ownership
2. Work on Liens and Releases
3. Prepare the Minutes for each meeting, ask the Board to review and approve the Minutes and give them to Tys to post on the DCLI web site.
4. Prepare mailings to Landowners and other correspondence as necessary and other documents such as Check-in Registers and Proxy tracking of meetings and elections. Proxies are especially important. 30% of all DCLI Landowners (currently 79) Paid up or not are required to initiate financial transactions. This gives DCLI the legal right to assess Road Maintenance Fees, to collect and utilize the funds for road maintenance, and to record Liens for non-payment. **If you can not attend a DCLI General (Spring and Fall) meeting, PLEASE give your proxy to a trusted friend and notify the DCLI Secretary** (see 5. Below).
5. Monitor Secretary@dcli.org email correspondence.

6. Participated in SBA Loan decisions and road work selection and prioritization.
7. Non-standard property sales including self-financing and loan defaults create additional administrative effort to collect unpaid past Road Assessments and to identify the correct owner of the land for lien purposes.
8. We need feedback from Residents who become aware of potential land sales. We also need feedback regarding the Residency status and additional people living on parcels. This is the only way we can bill fairly for road usage without an extensive monitoring system.

F. Election of Officers

1. Road Manager (currently Dave); No other nominations; Elected by acclamation.
2. Secretary (currently Ron); No other nominations; Elected by acclamation.
3. Director #1 (currently Simon); Leslie Isaksen volunteered and was nominated by Manuela. No other nominations; Elected by acclamation.
4. Dave singled out Tys for the massive amount of time and effort he put into confronting the government bureaucracy and securing the SBA Loan.

G. Other

1. Tys is trying to put together a receipts data base for DCLI documents so that they are accessible on-line to all DCLI Landowners. He also wants to collect expenses by DCLI section # so the we can track expenditures on each road segment.
2. Dave stated that Landowners and Residents living on DCLI land were surprisingly cooperative regarding the road closing and restrictions.
3. Andrew Clark: Fire Safety:
 - a. Paradise fire; 9 dead; 20k+ acres lost; all happened in about 12 hours.
 - b. New NORMAL for California fire season is year around danger due to extreme dry periods that weaken trees, which don't completely recover. This creates a large source of fuel.
 - c. CAL Fire in Felton has declared a "no burn" period for the foreseeable future.
 - d. Las Cumbres has a fire watch program to report incidents to Cal Fire.
 - e. We are first responders in our area. It takes Boulder Creek Fire Department 8-10 minutes to reach our area.
 - f. Rose Marie from county OEF:
 - i. Sign up for Code Red Emergency Notification Service (reverse 911 service) available through county web site and Net Com, the 911 service for the county.

- ii. You can sign up your home phone or cell phone and request text messages and emails.
- g. Cal Fire: Ready (trim trees & vegetation, have water supply) , Set (prepare car & clothes/personal items), Go (leave at first sign of danger):
 - i. Big problem for Cal Fire was dealing with unprepared people and not being able to fight the fire.
 - ii. There is no lawful authority for Cal Fire to remove you from your property, if you don't want to leave. If you do leave, they can prevent you from returning to your property until they feel it is safe.
- 4. Manuela advised to make a list of things to do and bring BEFORE you are in the middle of a fire. Her first response was to enter panic mode before she grabbed the list and started following it.
- 5. Tom: County has a program to pay for half the cost of water tanks on your property; he doesn't know if it is still active.
 - a. Tom also warns about people starting fires without knowledge of risks and bed & breakfast type activities with unaware tenants.
- 6. Dave: Proposed a sign on Deer Creek Road stating that Residents seeing smoke coming from any parcel should call Cal Fire to resolve.
- 7. Question from Member: Are there any plans to resolve the problem with the Big Locatelli slide at the front of the road ? Dave: This is a big, expensive problem for which we have no immediate solutions. Some proposals are:
 - a. Put down 6mm plastic cover to protect from additional water flow erosion.
 - b. Tell Locatelli that if the road washes out again, we intend to cut further into his hillside to re-build the road.
 - c. Use remaining \$12.5K of SBA Loan to cut big trees and position them on the hill side to reinforce the road and position trees along side of the creek to divert the creek flow away from the hill side.
- 8. Tys: We need a group text communications system for DCLI community. The purpose is to broadcast messages to the whole group, not to communicate among members.

H. Tys formally closed the meeting.

Respectfully Submitted by DCLI Secretary,

Ron Chandik

18Jan19