
DEER CREEK LANDOWNERS, INC.

MINUTES OF GENERAL MEETING APRIL 26, 2014

SCOPAZZI'S RESTAURANT, BOULDER CREEK, CA 95006

Meeting called to order at 1:15p

Meeting was called to order at 1:15 p.m. by Secretary Emmanuela Raquelle, in the absence of President Ed Abner and Treasurer Joy Mundy.

Board members present at the meeting: Tom, Arden, Amit, Victor, and Mac . Represented landowners (either in person or by proxy): Nancy and Less Isaksen, Charles Moustirats, Denis and Kathy O'Neal, Tom and Manuela Bird-Raquelle, Victor Smith, Arden and Hiram Pierce, Amit Vachher-Gnanathurai, Mac Marshall, Richard Tucker, Ron Chandik, Joy Mundy, Tys Sniffen, Jonathan Talberg, Marco & Trang Volpe/Phan, Monique Wang/Botts, Sharon & Scott Johnson/Barker, Ginny Kelly and AJ, Ixchell Lafever, James & Heidi McClelland/Feldman, Mike Brown, Ed Abner, Stan Barrios, Harold & Laurie Hall, Marvin & Debbie Hinshaw/Donner, and Andrew Clark. It was determined there was a quorum. Introductions and location of properties; new owners were recognized and welcomed.

Special Announcement by Tom Bird (Synopsis attached).

Treasurer's report, *attached*

Joy submitted the Treasurer's report that was read aloud by Manuela. ***Attached*** Motion to approve by Mac Marshall, second by Tys Sniffen, approved.

Secretary's report

Manuela explained that if there is a lien on a property that goes into escrow, the lien will show up on the title report. The escrow company then contacts us requesting that we send a 'demand', which is basically an invoice, so that DCLI can collect all arrears on the property; a sale cannot close if a lien exists. Our Treasurer totals the arrears, which includes the amount of the lien, interest and late fees, and recording costs which include notarizing 4 board members' signatures and fees charged by the Recorder's Office, and our \$25 administrative fee. When DCLI receives the check from the escrow company, we prepare a Release of Lien, and either we or the escrow company has it recorded. As Joy wrote, we collected over \$7,000 in liens. Manuela said that it's not a comfortable position for the board to be in, placing liens on properties of our neighbors, but the money is needed to maintain our road system. Motion to approve the Secretary's report by Scott, second by Mac Marshall, approved.

Road Manager's report - *attached*.

Mac reported that after all the work that was done on Ramble, just within the past 24 hours there appeared big ruts; responsibility lies with some truck that damaged the road. Amit asked us to keep on the back burner the idea of paving part of Ramble. Opinion was expressed that the

people who do not pay their fair share are actually paying their fair share and would not want to see their dues raised – that we'll get their money when they sell their property. Confusion expressed as to how non-payers are actually paying; Explanation that eventually, when a property is sold, we will receive the past dues. Comment that a sale of a property could take place in 20 years, and we need the money now to maintain the road. Rousing discussion about the rights of non-payers and non-participators; whether they should have any say about anything because they don't bother coming to the meeting nor publically let their thoughts and desires and suggestions be known; Mac suggested that we should be nice to them even if they don't pay. Comment that the pissed off/non-paying/non-participating people should be consulted before a budget is decided upon. Rousing discussion about what to do with the dues. Motion by Ron that budget for 2014-2015 be \$37K, seconded by Tys, motion passed.

Suggestion that discussion about paving Ramble take place outside of the formal meeting.

Our Esteemed Archivist Arden explained that way-back-when it was only the Road Manager who had the decision-making authority – he decided how much money should be spent and on what it should be spent.

Question about changing the billing algorithm. Suggestion that comments about Treasurer-related activities be addressed to the Treasurer via dcli95006@gmail.com

Elections:

Positions open for election during Spring meeting are President and Treasurer. Joy has let it be known that she was willing to be Treasurer for another year. Vote taken and unanimous decision for Joy to continue as Treasurer. Manuela nominated Victor for President; unanimous decision that Victor be new President. Because there was no quorum at last meeting, the two directors who were appointed by the Board, Mac and Victor, needed to be confirmed. Unanimous confirmation. Ed let it be known that he would like to remain on the Board, and that was unanimously approved. So makeup of the Board for ½ half of the year: Victor President, Joy Treasurer, Amit Road Manager, Manuela Secretary, Directors Tom, Mac, and Ed. Tys volunteered to be unofficial Assistant Treasurer. Arden moved to close elections, Harold 2nd, motion passed.

New Business

Tom said that he has heard a number of negative comments regarding an alleged lack of diversity and lack of transparency on the Board. He reminded us that anybody at any time can request to attend a Board meeting and they will be welcomed with open arms. In response to the complaints about the alleged lack of diversity, he added up the number of Board members who have served since 2001 – 31 different people. 30% of our members. Manuela offered to train anyone who would like to be Secretary. Silence.

Member asked who would join in to get a gate put up at the front of the road – said member will donate \$2000 for the project. Discussion about gates ensued: solar, battery, metal, camera, code system, electronic release, human guard at the gate; safety, what use for the gate, using Bear Creek Canyon access via Ron's Rd.; discussion about putting gate at yellow gate; cost of perhaps \$10K Request for a side meeting to discuss gate issues. Gate issues began to be discussed. Security, too much traffic, privacy, home invasion, increasing crime, vandalizing, camera, threat of arrest; public knowledge of which roads on Deer Creek system are inaccessible, tweakers. One member offered her significant other to hang out in the bushes. Ron said there was a gate already there. Ginny asked that the gate be put up and we all make a concerted effort just to close it after driving in or out. It's a start. Tys said that the next step is logistics. Email addresses exchanged for further discussion by those interested in the project.

Query about proposed Amendment that was sent with Notice of Meeting. Victor explained that members should not be disenfranchised, so a revised proposed Amendment would be sent out – to wit, those members who do not pay will be allowed to vote on everything except the budget. Rationale: those who do not contribute monetarily should be unable to partake in decisions about how other people's money is to be spent. Tys said that perhaps people weren't attending not because they were pissed off or because they thought a conspiracy was taking place, but because they didn't want to spend time attending a long meeting. Tys suggested that all the decisions be made within the first half hour, and the remaining meeting time be for discussion.

Joe from Sincerely Yours is present and awaiting 4 directors to sign liens.

Mac Marshall moved to adjourn the meeting, Scott Walker seconded, meeting adjourned at 3:10 p.m.