

Deer Creek Landowners, Inc.
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Board Minutes June 11, 201
Boulder Creek Library
West Park St.
Boulder Creek, CA 95006
5:00p.m. – 6:00 p.m. (time allotted us by Library)

Present: Karen, Joy, Tom, Amit, Manuela. President Ed not present and Joy, as Treasurer, was acting President. Bill Prouty, Karen's husband, was guest.

Meeting called to order at 5:07 p.m.

Secretary's Report:

Manuela reported that Dowell/Sera property, now owned by Mitch Glanzburg, was in escrow. Manuela working with escrow officer and Joy to determine arrears – there are liens on the property in excess of \$1,000. There is no question that we will collect monies due – escrows don't close if there are liens on the property. Dues are owed from 2009 thru 2013. Manuela read a paragraph that she suggested be added to the invoices when they're mailed out minutes, and all approved. *To wit, 'If you are having financial difficulties, please write to DCLI to set up a reasonable payment plan. As always, DCLI will work with any landowner. For those of you who choose not to pay your fair share and instead put the obligation for upkeep of the road on your neighbors, please be advised that a lien may be filed against your parcel (if you're a member) and a Judgment and/or Judgment Lien may be obtained if you are a member or a non-member who utilizes the road system.*

Tom moved to accept Secretary's report, Amit 2nd approved.

Treasurer's Report

Joy reported that there is a bank balance of \$1100, and a check in the amount of \$100 had just been rec'd and will be deposited. Joy is generating invoices for 2013/2014 that will be mailed out shortly. Board went thru roster to determine which parcels are being used as agricultural projects, and which parcels need to have their status changed from non-resident to resident and vice-versa. We are unclear about owners of some parcels and Manuela will work with Joy and then contact Assessor's office to determine.

Road Manager's Report

Amit reported that he will be updating fire crew reports. King's Creek Truck Trail project is being wrapped up and will be beginning N. Skyview fire break soon. Once project is complete he will move forward with Deer Creek Fire Safe Council project. He will research information and report back on feasibility of putting up a locked gate just past the yellow gate near Ron's Rd. Ron Chandik had posted information on the digest about how it used to be done, and Tom brought up a number of points that

should be addressed when considering a gate: What type of security system would be employed: key, card key, coded keypad ? etc. Who would be responsible for keeping the data base up to date should you choose an electronic access system? How will that system be secured from unauthorized manipulation? Who will respond at 3am to come down and open the gate when a landowner or their guest has forgotten their access code, lost their key or misplaced their key card. And, as others have pointed out, won't a gate just lock in the dirt bags. Currently access is available to the Deer Creek roadways via Lost Valley Rd., Ron's Rd., Skyview Rd. via Kings Creek, Palm Drive and from Los Cumbres. Manuela moved to accept Rd Mgr Report, Tom 2nd, accepted.

Discussion about the number of water trucks driving on the road system to various properties whose owners or lessees are maintaining agricultural projects, and the difficulty in collection of heavy vehicle monies. Jay McClelland in a digest post suggested that DCLI charge the water truck drivers directly, and let them collect from the owners of the agricultural projects. Karen spoke of the necessity of the truck drivers being not only licensed but also carrying insurance – Manuela added that DCLI needs to be named as an additional insured. Tom will look into the license status of 'Water Boy' a truck that provides water to many agricultural projects.

Tom rec'd the engineering report from Bauldry and has submitted it to Resource Conservation District. They had informed Tom that there are grant monies available and discussion has been ongoing about the possibility of fixing the slide on Deer Creek Rd.

Karen reported that some members have explained to her why they don't pay their dues or bring their various complaints to board meetings. Some of their reasons: landowners (wishing to remain anonymous) said they don't agree with the membership about which part of the road system monies should be spent and will withhold their dues until they are in agreement with the majority as to where and how monies should be spent; that they don't like the makeup of the board and are tired of the same people being board members; that they don't like it that board meetings are held at private homes, most recently many at Tom and Manuela's. It was suggested to Karen that she find out why the members don't attend the general meetings and let their opinions be heard; that she explain to those members that over the years many board meetings have been held at private homes, e.g., Joy's' home and Jose's home; and that she encourage the members to attend both board and general meetings. Karen had a suggestion that was met with enthusiasm: a certain time slot be allotted to non-board members if they'd like to come and speak/present ideas/complaints/suggestions to the board; members would not have to make arrangements in advance of a board meeting.

Manuela moved to adjourn the meeting, Amit 2nd, and meeting was adjourned at 6:00 p.m. It was generally agreed that we wouldn't have future board meetings at the library.

Respectfully submitted,

Emmanuela Raquella
Secretary, DCLI