

Deer Creek Landowners, Inc.

General Board Meeting – Summary of Minutes

Meeting Overview

The spring general meeting of Deer Creek Landowners, Inc. was held to address community issues, conduct board elections, review finances, and approve the budget for the upcoming fiscal year. Attendance included board members, landowners, and invited county representatives.

1. Community Issues & Guest Presentations

Abandoned Vehicles & Illegal Dumping

- A significant increase in abandoned vehicles and illegal dumping along Deer Creek roads was discussed.
- Deputy **David Madison** (Sheriff's Office) and a county representative provided updates:
 - Vehicle removal is costly and slow (often \$10,000+ per RV), requiring legal notice and paperwork.
 - Enforcement efforts are ongoing but not a long-term solution without community cooperation.
- Residents were urged to:
 - Stop dragging vehicles to roadsides.
 - Avoid paying unauthorized individuals to "remove" vehicles.
 - Report abandoned vehicles through the Sheriff's online reporting system.
 - Coordinate reports through a single board contact (Ginny or Tys) to avoid duplication.
- **A&S Scrap Metals** was recommended as a lower-cost, legal option for removing junk vehicles directly from property.

Fire Safety & Problem Property

- A recent fire at a repeatedly problematic property was discussed.
 - Cal Fire is conducting an arson investigation.
 - The property has been red-tagged by county planning and cited for code violations.
 - Residents were reminded to exercise extreme caution during fire season.
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2. Communications

- Members were encouraged to join:
 - The **Deer Creek Google email list** (general updates).
 - The **WhatsApp group** (urgent alerts such as fires and emergencies).
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3. Board Elections

Elections were held in accordance with DCLI's 501(c)(4) requirements.

Approved Slate:

- President: **Tys** (re-elected)
- Treasurer: **Marco** (re-elected)
- Director: **Ginny** (re-elected)

- Director: **Henry** (new; replaced Mac, who stepped down)

The slate was approved unanimously.

4. Financial Review (Prior Fiscal Year)

- Total receipts exceeded expectations, aided by lien payments from property sales.
 - Ending balance: approximately **\$30,670**.
 - A **\$10,000 emergency reserve** is now maintained for major washouts or road failures.
 - Road work included grading, ditching, and rolling by contractors (JC and Shanti), with some work provided via trade at reduced cost.
 - Roughly two-thirds of landowners paid dues; liens remain effective for nonpaying properties upon sale.
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5. Approved Budget – Fiscal Year 2026–2027

Total Budget Approved: \$43,900 (lower than last year's budget)

Key Budget Items:

- Administration & insurance: \$3,000
- SBA loan repayment: ~\$12,900
- Road projects:
 - Mid-Ramble pavement repair: ~\$5,000
 - Ditching (entire road system): **\$8,000**
 - Abandoned vehicle removal contingency: \$3,000
 - Work parties (cold patch, sealing, gravel, supplies): \$6,000
 - Bridge railing repairs (1st & 2nd bridges): \$2,000
 - Erosion control / slope plastic: \$2,000
- Separate budgets continue for:
 - **Front-of-road section**
 - **Deer Creek members**

The budget was approved unanimously. Member assessments will be calculated and mailed within 30 days.

6. Road Maintenance Planning

- Emphasis remains on preventative maintenance:
 - Ditching is considered the most critical long-term investment.
 - Cold patching will continue where full reconstruction is cost-prohibitive.
 - Large-scale front-road reconstruction (\$20k–\$30k) was discussed but tabled.
 - Plastic sheeting for erosion control is acknowledged as temporary but effective.
 - Members with equipment offered assistance for coordinated, board-approved work parties.
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7. Emergency Access & Permits

- Roads remain generally noncompliant for new building permits due to grade, turnouts, and access.

- Type-3 fire engines can navigate the roads if turnouts are kept clear.
 - Residents were reminded to keep driveways and road turnouts open for emergency vehicles.
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8. Additional Notes

- Clarified expectations for temporary vehicle breakdowns (brief duration, note with plan).
 - Update shared regarding the passing of contractor **Jim Walters**.
 - Board received positive feedback for adaptive road management over recent years.
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9. Adjournment

The meeting was adjourned following general discussion and community appreciation.

~Jessie

Jessica A. Johnson