

## Dogwood Mountain Homeowners Annual Meeting Agenda

June 30, 2007 11:00 AM Camp Edison

Architectural Committee : Mike Keller, Chairperson

This past year the board decided to develop a standardized check off list to be used on all new structures being built. We felt that this approach would provide a uniform system of checks and balances so each lot that was being built on would not be treated any different than those that preceded them.

We also took a look at the minimum square footage requirement for all new homes being constructed and felt that the 1000 sq. ft. requirement should be increased at least to 1,500 square feet. As most of the homes in our neighborhood are around 2,000 to 3,000 sq. ft. this would prevent a small cabin like structure that would not fit into the neighborhood.

Timber Harvest Update : Mike Hankins, Chairperson.

Some of the members associated with this program will be at the annual meeting to talk with you to discuss your likes and dislikes of the program so far. Those that have had their lots cleared have been very happy with the results so far. If you have some thoughts you would like to share with them they would like to hear from you.

Evacuation Program

Local Fire and Law Enforcement Officials along with the Fire Safe Council have been working on a evacuation program for the greater Shaver Lake area. On May 17<sup>th</sup> the Chamber of Commerce set up a town meeting at the Community Center. During this meeting each department explained how they dove tail with each other to deal with a major emergency. Packets were provided at this meeting and will be available to us at our annual meeting. We in Dogwood Mountain are working on a phone notification system that we will put in place to warn others in our neighborhood of any major emergency.

County Service Area (CSA) : Mike Sapp, Bill Van Doren, and Mike Hankins, Chairpersons

Earlier this year we meet with Fresno County Officials to discuss further our pursuit of a CSA for our neighborhood to deal with our deteriorating roads. We also met with a few of our neighbors that also use our roads, for input concerning the best way to approach replacing our roads and forming a CSA. As some of them had just spent a sizeable amount on a new one mile road just off Solitude called "Old Route Mill Road" they were very interested in keeping the costs low. A few people suggested placing a bond in place to deal with the roads now and stretch out the payments over several years. The term for this procedure is referred to by the county as an assessment district. They also pointed out that the up front administrative cost were sizeable.

At this point we had an engineering report done to find out what type of costs we were up against. The report came back a little inflated, some duplication of services and some pretty pricey up front costs.

The County's recommendation was that we first form the CSA, so that all that use the roads and those parcels that would potentially use the roads through development down the road would all have equal footing in the project. Then we were to form an advisory board that would set up the repairs to be done and how we were going to set up the funding. It was also advised that we put our first energies into a reserve fund and spend our first monies on infrastructure, drains, diversion barriers, and some widening.

After a lengthy discussion at our board meeting on June 2, 2007 some very important questions were raised:

1. We are paying into the general fund through our property taxes - what portion of these funds are we entitled to towards our CSA?
2. The County is maintaining Solitude at the present from the intersection at Woodland Road down to the sewer ponds - will those funds be available to the CSA?
3. The dirt road that runs north and south west of the sewer ponds is county owned - what happens to that road?
4. We feel that we need a letter from the head of Public Works that states that, a) all monies collected for our CSA will remain in our fund and not taken for some other project, b) that our advisory board will maintain the right to direct the monies where they see fit, c) what time limits are placed by the county to have the road up to county standards.

So as it stands now we have to have our questions answered and set up a structure to pay for the improvement of our roads in a timely manner before we put the CSA up for a vote. The vote, in order to pass needs only 1 vote over 50%.