

92  
April 12, 1992

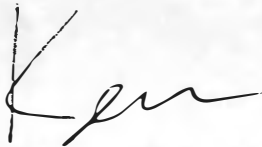
1:00 pm

Homeowner,

The Dogwood Mountain Homeowner's Association annual meeting will be held on Sunday, July 5, 1992 at the Shaver Lake Community Building. There will be some very important issues discussed. The following is a list of the most important ones:

- Financial condition of the Association
- Next year's budget
- Imperative annual assessment increase
- Status of the County Zone of Benefit
- Workday
- Election of Board of Directors

Be sure to mark your calendars for this date and plan to attend this very important meeting. If it is absolutely impossible to attend, PLEASE sign and return the enclosed proxy.



Ken Skinner, President  
Dogwood Mountain Homeowner's Association

Dogwood Mountain  
Homeowner's Association  
Annual Meeting, July 5, 1992  
Agenda

1. Minutes of the last meeting - *Approved as read*
2. Committee reports:
  - Roads - *Summary of Resp. & Update*
  - Architectural review "
3. Financial report *Dette* -
4. Old business:
  - Gates
  - Road maintenance
  - County Service update - *Need to Redraft CC & RS -*
  - Dead tree removal
5. New business:
  - Update on new subdivision - *Mike S.*
  - Newsletter - *Volunteer*
  - CC & R's committee - *Review & Recomm.*
  - Clearing brush - *Volunteer to head up.*
  - E. J.:* - New budget and dues - *old list of payments - past due*  
- Roads reserve fund *proced.*
  - Election of new officers - *3 BD members*  
*VOLUNTEERS -*  
*ROADS*  
*ARCHI.*

*Send financials out. - 60 days(?)*

DOGWOOD MOUNTAIN  
HOMEOWNER'S ASSOCIATION

ANNUAL MEETING, JULY 5, 1992

MINUTES

The meeting was called to order by President Jerry Unruh at 1:00 PM at the Shaver Lake Community Center, Shaver Lake, California.

There were 31 Lots represented in person and 17 proxies had been turned in.

Each member introduced themselves, their lot # and their permanent address.

Unruh stated that the purpose of the Homeowner's Association was to protect and do what is best for the homeowners.

Unruh thanked Ken Skinner for his work as President this past year.

Each member was sent a packet of information. It included the Agenda, a Financial Statement and a report of assessment payables. We have since received all but one road assessment.

The Minutes were approved. Ken Skinner made the motion; Emma Kelly gave the second.

ROAD COMMITTEE REPORT

Mike Sapp indicated that the primary function of the Road Committee is to pass assessments as needed for the maintenance and repair of the subdivision roads.

The work done on the roads in the Fall of 1991 has maintained the roads better than ever before.

Unruh stated that the By-Laws require the Association to have a special road reserve fund.

Discussion followed.

ARCHITECTURAL REVIEW COMMITTEE REPORT

Judith Preuss introduced Jerry Unruh and D'Ette Knox as her other committee members.

Preuss indicated that the most important thing for members to remember is to turn in plans for review before they build their structures.

The committee reviewed plans for Lots 47, 40, 12 and 71 this year.

Discussion followed.

Mike Keller stated he was appointed but was never called.

Unruh apologized and told Mike he would certainly be called.

D'Ette Knox reviewed the FINANCIAL REPORT.

Discussion followed.

Unruh explained that we are a "reserve fund" association therefore we must have reserve funds at all times. That is because we pay most of our expenses before our dues are collected.

Rosemary Rabe questioned "Legal Fees" of \$3045. in 1991. Unruh did not know. An answer will be sent in the mail with the Minutes.

Financial Report Continued-

Jim Wilkins questioned the snow removal costs. Unruh indicated there is only one firm in the area now. As it is, we get a base charge for x amount of snow. If it snows more, then we pay extra per additional feet of snow. The last two years, we have not been charged for additional snow removal footage. We did pay for and get additional snow poles this year.

OLD BUSINESS

CONDITION OF GATES: Unruh stated that the lower gate is in working condition. The upper gate has a bad circuit board. Does the membership want the gates working? Investigation shows that closed gates will not stop theft from local thieves.

If the gates are closed, then we need to have the phone system working. It costs \$85.00 per month to maintain the phones. The phones are now disconnected.

Larry Kuhner does not belong to the Association but lives just inside the lower gate, and has volunteered to repair the gates free.

Unruh would like a "straw" vote - then we would research costs.

The first choice is to repair the gates. Ten members voted yes.

The second choice is to leave the gates open(unrepaired). Sixteen voted yes.

Five members abstained.

Rosemary Rabe stated we need 30 to 60 days to notify everyone before we close the gates.

COUNTY SERVICE AREA UPDATE

We can contract with the County for any fee we choose.

We must set up a committee to review the CC&R's to include the homes at the lower end of the subdivision that are not in the subdivision but would be in the County Service Area. These homes/lots would then also be assessed.

Korwyn Fuller made a motion to continue with the process to obtain a County Service Area.

Mike Fuller gave the second and the motion passed.

DEAD TREE REMOVAL: The C.D.F. demands we keep brush cleared back from roads and dead trees must be cleared.

Edison and P.G.&E. remove "dangerous" dead trees free.

Emma Kelly made a motion that each lot owner must clear the road in front of their property or the Board will mail them a letter stating that we will have it done and send them the bill.

Jim Wilkins gave the second and the motion passed.

A NEW DEVELOPMENT has been proposed to be built below the subdivision, west of the Sewer Plant. Mike Sapp has been attending the Fresno County Supervisor Meetings and made a presentation requesting the following:

- 1) That the development be assessed a proportionate part of road maintenance (they will be entering on Woodland);
- 2) That they fix damaged roads (especially during construction)
- 3) That they plan an alternative way to get out of the development - in case of fire
- 4) and that the developer put up-front money before any work begins.

BUDGET:

The annual budget is at \$36,850.00. That figure divided by 71 lots is \$520.00 per lot.

Gary Kriegbaum made a motion to accept the proposed budget and assess each lot \$520.00 for the 1992-1993 year.

Korwyn Fuller gave the second and the motion passed.

Unruh indicated we must have a separate fund for the Road Maintenance. Don Rabe suggested we transfer \$20,000.00 from the Reserve Account to a Road Maintenance Account.

Rosemary Rabe suggested we not set up a fee now, but wait to see what works out with the County Service Area.

Korwyn Fuller is in favor of starting a fund now.

The consensus of those attending was that there would be no additional fund this year.

COMMITTEE TO REVIEW C.C.&R's:

Mike Sapp, Bill Pine, Bob Condon and Paul Beck volunteered to be on the Committee.

ELECTION OF OFFICERS:

The following were nominated: Jerry Unruh  
Jim Wilkins  
Mike Sapp  
Judith Preuss  
D'Ette Knox

The following were elected: Jerry Unruh  
Mike Sapp  
Judith Preuss

The following volunteered: D'Ette Knox - Treasurer  
Gary Warsel - Roads Committee  
Mike Sapp - Roads Committee  
Jim Wilkins - Architectural Committee  
Mike Cruzan - Architectural Committee  
Mike Keller - Architectural Committee

Several members requested mail to be delivered to our subdivision. The Board will go ahead and research the possibility.

Meeting adjourned at 3:15 PM.

Respectively submitted by Judith Preuss .

Budget Report  
8/ 1/92 Through 7/31/93

ACTUAL  
As OF 6-6-93

Dogwood Mt. Homeowners Assoc.-Cash  
6/ 6/93

Inc/Exp Description	8/ 1/92 Actual	- Budget	7/31/93 Diff
<u>INCOME/EXPENSE</u>			
<u>INCOME</u>			
Dues Income-Membership	32,810.00	36,920.00	-4,110.00
Interest-Income	400.65	900.00	-499.35
<b>TOTAL INCOME</b>	<b>33,210.65</b>	<b>37,820.00</b>	<b>-4,609.35</b>
<u>EXPENSES</u>			
Bookkeeper-	120.00	999.96	-879.96
Insurance-	825.00	999.96	-174.96
Legal-Acctg	0.00	999.96	-999.96
Office-Supplies	0.00	408.00	-408.00
Postage-	43.28	120.00	-76.72
Printing-Reproduction	40.13	120.00	-79.87
Repairs-	100.00	4,992.00	-4,892.00
Snow Removal-	23,000.00	26,000.00	-3,000.00
Taxes Federal-	130.00	300.00	-170.00
Taxes State-	140.00	300.00	-160.00
Utilities-	469.31	1,500.00	-1,030.69
<b>TOTAL EXPENSES</b>	<b>24,867.72</b>	<b>36,739.88</b>	<b>-11,872.16</b>
<b>TOTAL INCOME/EXPENSE</b>	<b>8,342.93</b>	<b>1,080.12</b>	<b>7,262.81</b>

A/R AGING REPORT  
As of 6/ 6/93

Dogwood Mt. Homeowners Assoc.-Receivables  
6/ 6/93

Customer	OVERALL TOTAL
Abramson, Shareem	995.00
Blanchard, David & Melissa	285.00
Hankins, Michael & Barbara	170.00
Knox, D'Ette	520.00
Lackey, Gary & Debra	520.00
Littleworth, Stan & Carole	470.00
Luikart, Nancy	475.00
Moreno, Ruben & Stella	2,940.00
Powell-TTEE Marlene M.-TTEE	-5.00
Schwebel, Judie	520.00
Strother, Steven & Zita	1,517.50
Sukut, Albert & Linda	1,567.50
Sweeney, Frank & Edie	-5.00
Thompson, William & Lee	86.01
<b>OVERALL TOTAL</b>	<b>10,056.01</b>

8301.01

Dogwood Mountain Association  
Budgets

	1991-92	1992-93
Income		
Association Dues	33725	
Road Assessment	99400	
Interest Income	3300	
Total	136425	
Expenses		
Snow Removal	25000	26000
Repairs & Maint.	106000	5000
Utilities	1500	1500
Legal & Acct.	2000	2000
Insurance	1000	1000
Office Supplies	650	650
Misc.	100	100
Taxes	600	600
Total	136850	36850

June 13, 1992

To All Dogwood Mountain Property Owners:

AS a reminder, the annual Dogwood Mountain Homeowner's Association Meeting is Sunday, July 5, 1992 at 1:00 PM at the Shaver Lake Community Building. In anticipation of this meeting, enclosed are the following items:

- Compiled financial statements through 1991
- 1991-1992 fiscal year to date profit & loss and cash position
- Budgets
- Unpaid dues and road assessments
- Meeting agenda

Many critical issues will be decided upon at this meeting. Please attend or mail your proxy immediately.

Thank You,



Jerry Unruh  
President



Year 1992

DOGWOOD PROFIT & LOSS

	Aug	Sep	Oct	First Quarter Totals
<b>Incoming</b>				
Dues	1,445.00	0.00	16,950.00	18,395.00
Road Assessment	54,600.00	1,672.50	4,946.66	61,219.16
Interest	61.03	60.39	791.34	912.76
D. Witter Profit/Loss	850.00	952.75	153.94	1,956.69
<b>Total In</b>	<b>56,956.03</b>	<b>2,685.64</b>	<b>22,841.94</b>	<b>82,483.61</b>
<b>Outgoing</b>				
Bookkeeper	147.25		148.75	296.00
Insurance			829.13	829.13
Postage	29.00	29.00	29.00	87.00
Road 1991 Project		10,300.00	94,716.00	105,016.00
Snow Removal				0.00
Supplies	101.93			101.93
Taxes			283.00	283.00
Telephone	180.6		94.51	275.11
Utilities	43.98	34.20		78.18
<b>Total Out</b>	<b>502.76</b>	<b>10,363.20</b>	<b>96,100.39</b>	<b>106,966.35</b>
<b>Net</b>	<b>56,453.27</b>	<b>(7,677.56)</b>	<b>(73,258.45)</b>	<b>(24,482.74)</b>
<b>EOY</b>				
<b>Bank Accounts</b>	<b>Balance</b>			
Checking	13,142.86	1,003.27	(10,302.81)	15,655.93
Time Cert	20,345.21	0.00	0.00	20,345.21
Rd Assmnt Savings	28,952.50	54,600.00	1,672.50	(85,225.00)
Dean Witter Acct	26,166.65	850.00	952.75	153.94
<b>Total</b>	<b>88,607.22</b>	<b>56,453.27</b>	<b>(7,677.56)</b>	<b>(73,258.45)</b>

D O G W O O D   P R O F I T   &   L O S S

	- Nov	Dec	Jan	Second Quarter Totals	Year To Date	
<b>Incoming</b>						
Dues	9,047.50	3,325.00		12,372.50	30,767.50	
Road Assessment	400.00	0.00		400.00	61,619.16	
Interest	76.39	68.89	955.37	1,100.65	2,013.41	
D.Witter Profit/Loss	153.94	153.95	(1,142.96)	(835.07)		
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Total In	9,677.83	3,547.84	(187.59)	13,038.08	95,521.69	
<b>Outgoing</b>						
Bookkeeper	42.50			42.50	338.50	
Insurance				0.00	829.13	
Postage				0.00	87.00	
Road 1991 Project				0.00	105,016.00	
Snow Removal		13,800.00	4,600.00	18,400.00	18,400.00	
Supplies				0.00	101.93	
Taxes	135.00	(19.00)		116.00	399.00	
Telephone	93.27	91.79	89.75	274.81	549.92	
Utilities	69.09	46.64	48.54	164.27	242.45	
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Total Out	339.86	13,919.43	4,738.29	18,997.58	125,963.93	
Net	9,337.97	(10,371.59)	(4,925.88)	(5,959.50)	(30,442.24)	
<b>Bank Accounts</b>						
	EOY Balance				Cum Tot	
Checking	13,142.86	9,184.03	(10,525.54)	16,562.29	15,220.78	30,876.71
Time Cert	20,345.21	0.00	0.00	(20,345.21)	(20,345.21)	0.00
Rd Assmnt Savings	28,952.50	0.00	0.00	0.00	0.00	0.00
Dean Witter Acct	26,166.65	153.94	153.95	(1,142.96)	(835.07)	27,288.27
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Total	88,607.22	9,337.97	(10,371.59)	(4,925.88)	(5,959.50)	58,164.98

D O G W O O D P R O F I T & L O S S

	Feb	Mar	Apr	Third Quarter Totals	Year To Date	
<b>Incoming</b>						
Dues		2,857.50	522.50	3,380.00	34,147.50	
Road Assessment			1,400.00	1,400.00	63,019.16	
Interest	36.67	16.61	16.31	69.59	2,083.00	
D.Witter Profit/Loss	(1,142.96)	(492.50)	0.00	(1,635.46)	(1,635.46)	
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Total In	(1,106.29)	2,381.61	1,938.81	3,214.13	98,735.82	
<b>Outgoing</b>						
Bookkeeper			107.00	107.00	445.50	
Insurance				0.00	829.13	
Postage				0.00	87.00	
Road 1991 Project				0.00	105,016.00	
Snow Removal	5,718.80			5,718.80	24,118.80	
Supplies			14.4	14.40	116.33	
Taxes				0.00	399.00	
Telephone	3.70			3.70	553.62	
Utilities	46.93	43.10		90.03	332.48	
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Total Out	5,769.43	43.10	121.40	5,933.93	131,897.86	
Net	(6,875.72)	2,338.51	1,817.41	(2,719.80)	(33,162.04)	
	EOY					
Bank Accounts	Balance				Cum Tot	
Checking	13,142.86	(26,732.76)	2,831.01	1,817.41	(22,084.34)	8,792.37
Time Cert	20,345.21	0.00	0.00	0.00	0.00	0.00
Rd Assmnt Savings	28,952.50	0.00	0.00	0.00	0.00	0.00
Dean Witter Acct	26,166.65	19,857.04	(492.50)	0.00	19,364.54	46,652.81
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Total	88,607.22	(6,875.72)	2,338.51	1,817.41	(2,719.80)	55,445.18

D O G W O O D   P R O F I T   &   L O S S

		May	Jun	Jul	Forth Quarter Totals	Year To Date
<b>Incoming</b>						
Dues		522.50			522.50	34,670.00
Road Assessment					0.00	63,019.16
Interest		19.14			19.14	2,102.14
D.Witter Profit/Loss					0.00	(1,635.46)
		-----	-----	-----	-----	-----
Total In		541.64	0.00	0.00	541.64	99,277.46
<b>Outgoing</b>						
Bookkeeper					0.00	445.50
Insurance					0.00	829.13
Postage					0.00	87.00
Road 1991 Project					0.00	105,016.00
Snow Removal					0.00	24,118.80
Supplies					0.00	116.33
Taxes					0.00	399.00
Telephone					0.00	553.62
Utilities		83.51			83.51	415.99
		-----	-----	-----	-----	-----
Total Out		83.51	0.00	0.00	83.51	131,981.37
Net		458.13	0.00	0.00	458.13	(32,703.91)
	EOY					
Bank Accounts	Balance					Cum Tot
Checking	13,142.86	458.13			458.13	9,250.50
Time Cert	20,345.21	0.00			0.00	0.00
Rd Assmnt Savings	28,952.50	0.00			0.00	0.00
Dean Witter Acct	26,166.65	0.00			0.00	46,652.81
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Total	88,607.22	458.13	0.00	0.00	458.13	55,903.31

Dogwood Mountain Association  
Budgets

	1991-92	1992-93
<b>Income</b>		
Association Dues	33725	
Road Assessment	99400	
Interest Income	3300	
<b>Total</b>	<b>136425</b>	
<b>Expenses</b>		
Snow Removal	25000	26000
Repairs & Maint.	106000	5000
Utilities	1500	1500
Legal & Acct.	2000	2000
Insurance	1000	1000
Office Supplies	650	650
Misc.	100	100
Taxes	600	600
<b>Total</b>	<b>136850</b>	<b>36850</b>

Dogwood Mountain Association  
1991-1992 Budget

Income	
Association Dues	33725.00
Road Assesment	99400.00
Interest Income	3300.00
Total	136425.00

Expenses	1991-92	1992-93
Snow Removal	25000.00	25000
Repairs & Maint.	106000.00	5000
Utilities	1500.00	1500
Legal & Acct.	2000.00	2000
Insurance	1000.00	1000
Office Supplies	650.00	650
Miscellaneous	100.00	100
Taxes	600.00	600
Total	136250.00	35250.00