

95

DOGWOOD MOUNTAIN HOMEOWNERS ASSOCIATION

**ANNUAL MEETING
JULY 8, 1995
1:00 - 4:00 p.m.
Shaver Lake Community Center**

AGENDA

1. Approval of Minutes of 1994 meeting
2. Financial Report
 - Summary Report
 - Budget
 - Replacement Fund
3. Committee Reports
 - Architectural Committee - Judith Preuss
 - Roads Committee - Gary Wassel
4. Old Business
 - Tree removal & brush clearing
5. New Business
 - Road Maintenance Spending
 - Increase of annual dues
 - Upper entrance sign
 - Snow removal for driveways
 - Approval of new budget
 - Election of new directors, officers, committees

DOGWOOD MOUNTAIN HOMEOWNERS ASSOCIATION
SHAVER LAKE, CALIFORNIA

ANNUAL MEETING

July 8, 1995

Director Mike Keller opened the meeting at 1:05 PM. Sixteen lots were present and 12 proxies had been mailed in. Brian Nelson and Doug Williams, Williams, Inc. Asphalt Sealing & Renewal were guests.

Keller indicated that Directors Brent Pius had resigned during the year, and Edie Sweeney did not serve on the Board during the 1994-95 year.

Financial Reports were reviewed. Kathy Sanderson, serving as Treasurer, has done extensive bookkeeping throughout the year. Through her efforts, the Association was able to collect \$12,655.00 in back association assessments. That amount included the original agreement assessment from Fresno County for use of the lower end of Woodland. We paid the Snow Contract of \$23,000. for 96" of snow; and an additional payment of \$6900. was paid as the subdivision had a total of 150" of snow. The Checking Account is at \$41,455.08, and the Reserve Account is at \$55,454. 51% of the Non Association Members paid an assessment for 94-95, as per agreement with the Association.

Sanderson has suggested that we keep a full year's budget funding in the Reserve Account, and remove the balance, to be used for road repair in 1995.

John Sanderson made a motion to accept the Financial Report and to remove suggested funds from the Reserve Account -- to be used for road repair. Peter Grossman gave the second and the motion passed.

Judith Preuss gave a report on the Architectural Committee. Several homes have been built "in the subdivision area", but they are not on any of the 71 subdivision lots. John and Kathy Sanderson have started building their home. They submitted their blueprints and were approved.

Kathy Sanderson made the report for the Roads Committee, as she, Preuss and Keller were the only members of the Road Committee present. Three bids were presented. Williams, Inc. Asphalt Sealing & Renewal were awarded the bid. They will do 100,000 square feet @ \$.59cents per sq. ft. The \$59,000. project will begin September 1, 1995. They will return in 1996 to "seal" the road work areas. It should keep the roads in good condition for a couple of years, then we may choose to go on a maintenance program. A "maintenance program" would consist of sealing the road every 3 to 5 years. Williams Inc. have recently done the roads in Meadowridge and Appleridge and Park in the Sierras. - The Association will use \$21,000. from the Replacement Fund, \$28,000. from the Checking Account and \$12,000.- the projected amount over the 1995-96 budget, making a total of \$61,000. to be used on road repairs this September. (Note: This does not touch any of the August 1995 billing assessments for the 1995-1996 budget.)

Brian Nelson and Doug Williams answered questions concerning the road work to be done.

Rosemary Rabe made a motion to repair the roads at a maximum of \$65,000. Grossman made the second and the motion passed.

Earlier in the year, John Sanderson had presented a snow removal bid to the Roads Committee. He proposed to purchase and run the proper snow removal equipment on the roads - previously contracted equipment has been tearing up the roads.- and bid the same \$23,000. as the 1994-95 bid. The Roads Committee agreed to accept Sanderson's bid for one year. Mr. Sanderson agreed not to do any other roads but the Dogwood Subdivision. It is believed with the new equipment and Mr. Sanderson's care, and with the 1995 repair of the roads, we should be able to maintain our roads in very good condition for many years. Sanderson will contact lot owners for snow removal of their driveways.

It is to be noted, that the Roads Committee did not make the financial recommendation for road repair, nor did that committee make the final decision on the bid for road repair. A small additional assessment of \$60.00 per lot had been recommended by that committee. However, a lot of activity occurred since the Roads Committee Meeting and the Executive Committee/Directors brought ideas to this annual meeting for discussion and decision.

Under OLD BUSINESS, it was recommended and agreed that all road frontages must be cleaned by September 1, 1995. If lots are not cleaned, the Association will have the road frontages cleaned and will bill the individual lots.

If you need help cleaning your lot, contact Craig Fleming at 209 322 7668. He is a professional woodcutter and will contract to do the work.

A sign was discussed again for the upper gate. Preuss reported that the Roads Committee recommended an upper entrance gate similar to the lower entrance gate. Chuck Preuss and John Sanderson have volunteered to build it for the summer of 1996. The steel frame supported sign will sit on a slightly smaller cement base. The cost of the sign will be close to the \$1600. voted on at the annual meeting in '94. Work days to install the sign will be announced. Everyone is welcome to help.

There was a short discussion to assess the Association Directors "half dues". Ken Skinner made the motion and Don Rabe gave the second. The motion passed.

Rosemary Rabe made a motion to accept the 1995-1996 Budget Proposal of \$36,751.74. Skinner gave the second and the motion passed.

Selection of the Committees was made.

ROADS COMMITTEE:

Gary Wassel
Larry Ackerman
Larry Blanchard
Mike Keller

John Sanderson
Kathy Sanderson
Judith Preuss
Bob Condon

ARCHITECTURAL COMMITTEE:

Paul Mesple
Bob Condon

Judith Preuss
Bob Cuzan

TREASURER: Kathy Sanderson

ELECTION OF DIRECTORS: Don Rabe made a motion that the current Directors retain their chairs. Grossman gave the second.

The 1995-1996 Directors will be Mike Keller, Bob Condon and Judith Preuss

Bonnie Pius volunteered to serve.

Rabe and Grossman included Pius in the motion. - The motion passed.

It was agreed that Mr. Pine would receive full credit on assessment dues for his work on the Association Income Tax Reports.

Mr. Pine and Mr. Harris will review the C C & R's. Several of the items need to be updated. Rosemary Rabe and Carol Thompson will continue to work on liens- as needed.

Our representative at Dean Witter, Mr. John Merritt, has transferred to a new company in Visalia. It was decided to keep the funds where they are and go with a new representative.

The meeting was adjourned at 2:55 PM.

ADDENDUM:

July 11, 1995 - Kathy Sanderson and Mike Keller met with John Merritt. The new company he has joined has an office in Fresno. Keller investigated Mr. Merritt's comment that Dean Witter was starting to do additional charges on their accounts. Mr. Merritt's new company would keep the accounts as they had previously been handled. Sanderson & Keller elected to transfer the Reserve Account to A.T. Edwards Company with Mr. John Merritt as their representative.

SUMMARY REPORT
7/28/94 Through 5/18/95

Dogwood Mt. Homeowners Assoc.-All Accounts
5/18/95

Inc/Exp Description	7/28/94- 5/18/95

INCOME/EXPENSE	
INCOME	
Dues Income-Membership	44,420.50
Interest-Income	588.30
Late charges-	1,767.75
Replacement-Fund Assets	5,771.50
tax ref-federal tax refund	625.88

TOTAL INCOME	53,173.93
EXPENSES	
Bookkeeper-	1,260.02
Insurance-	954.75
Legal-Acctg	104.00
Office-Supplies	131.71
Postage-	191.19
Printing-Reproduction	5.00
Snow Removal-	29,900.00
Taxes Federal-	371.00
Taxes State-	128.00
Utilities-	454.85

TOTAL EXPENSES	33,500.52
TOTAL INCOME/EXPENSE	19,673.41
TRANSFERS	
TO Cash-	-54,085.75
FROM Receivables-A/R Account	54,085.75

TOTAL TRANSFERS	0.00
OVERALL TOTAL	19,673.41
=====	

*Checking account balance as of 5/18/95
\$ 41,728.26*

Budget Sheet
7/28/94 Through 6/30/95

Dogwood Mt. Homeowners Assoc. - All Accounts
6/30/95

Inc/Exp Description	7/28/94 Actual	- Budget	6/30/95 Diff
INCOME/EXPENSE			
INCOME			
Dues Income-Membership	44,420.50	36,920.00	7,500.50
Interest-Income	654.51	834.67	-180.16
Late charges-	1,767.75	0.00	1,767.75
Replacement-Fund Assets	5,771.50	0.00	5,771.50
tax ref-federal tax refund	625.88	0.00	625.88
TOTAL INCOME	53,240.14	37,754.67	15,485.47
EXPENSES			
Bookkeeper-	1,260.02	556.45	703.57
Insurance-	954.75	1,112.90	-158.15
Legal-Accto	104.00	927.49	-823.49
Office-Supplies	161.71	370.93	-209.22
Postage-	261.14	111.29	149.85
Printing-Reproduction	5.00	222.58	-217.58
Repairs-	260.00	111.29	148.71
Road Repair-	0.00	6,992.70	-6,992.70
Snow Removal-	29,900.00	25,000.00	4,900.00
Taxes Federal-	371.00	278.22	92.78
Taxes State-	128.00	278.22	-150.22
Utilities-	534.29	927.49	-393.20
TOTAL EXPENSES	33,939.91	36,889.56	-2,949.65
TOTAL INCOME/EXPENSE	19,300.23	865.11	18,435.12

Checking account balance as of 6-30-95:

\$41,455.08

Replacement Fund as of 5/18/95:

\$53,281.31

\$55,454

PROJECTED BUDGET FOR 1995-96

Board member dues (half of regular dues)-----\$1,040

Association member dues (total of 68) ----- \$35,360

Non-Association dues (total as of 94/95) ----- \$3,800

Projected total \$40,200

Designated expense for upper entrance sign ----- \$1,600

Expenses above the normal budget for 94/95:

 Snow Removal ----- \$6,900

 Bookkeeping ----- \$500

Projected amount over expenses for the 95/96 year that can be used for road
repair: **\$12,000**



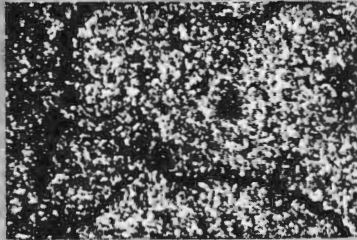
Construction FABRICS

ASPHALT OVERLAY FABRICS

ADD YEARS OF LIFE TO PAVEMENT

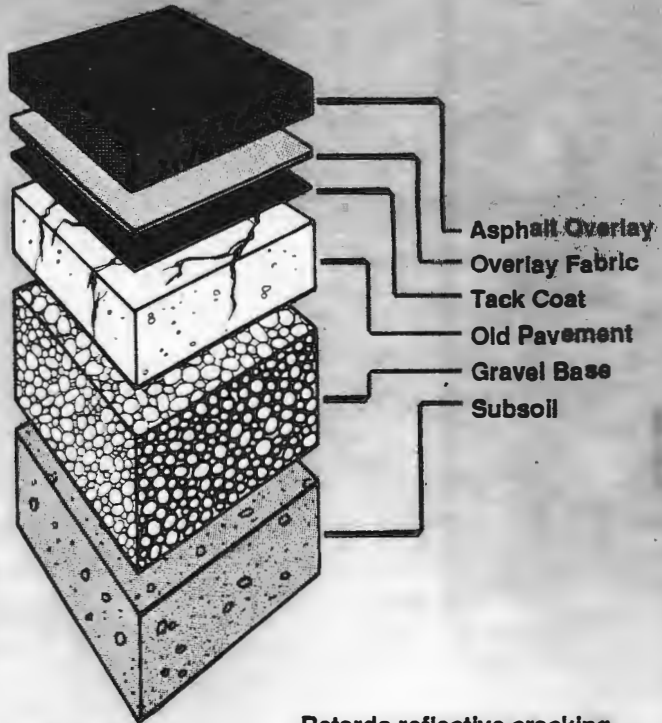
Williams, Inc.
Asphalt Sealing
& Renewal

(209) 264-1375



PROBLEM: Moisture, expansions and contractions from temperature changes, and heavy traffic loads, all contribute to the vertical and horizontal movements of the pavement that cause cracking. Even when new asphalt overlay is applied to such surfaces, the cracks soon resurface reproducing the cracked pattern of the asphalt pavement structure beneath. This is called reflective cracking.

SOLUTION: Asphalt overlay fabric has been proven in independent lab tests and field installations as a cost-efficient method of retarding cracks from resurfacing in the new overlay. It provides a moisture barrier that reduces water penetration into the subgrade and increases the fatigue life of the pavement structure.



CONSTRUCTION FABRICS

Retards reflective cracking
Provides moisture barrier
Increases pavement life

PROCESS

Pavement will be cleaned using power blowers/sweepers. Cracks and potholes will be repaired to their depth. Edges will be ground as necessary. The area will then be sprayed by a calibrated distributor truck with AR 4,000 hot oil 25/100 of gal. per sq. yd. The fabric will be installed by an Apply-O-Mat applicator. 1 1/2" 3/8 fines asphalt overlay will be applied to the surface with an asphalt paving machine.

Williams, Inc. Asphalt Sealing & Renewal

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