

96

DOGWOOD MOUNTAIN
HOMEOWNERS ASSOCIATION

ANNUAL MEETING MINUTES - JUNE 29, 1996

Director Mike Keller opened the meeting. Everyone introduced themselves. Twenty-one lots were represented and 15 proxies were received.

The Minutes of the July 8, 1995 Annual Meeting were read and approved. John Sanderson made the motion, Mark Van Aacken gave the second.

The Financial Report was reviewed. We have \$22,915.64 in the Checking and \$24,923.33 in the replacement fund. We were able to collect \$4000. from the non-association members. After sending them three invoices, we just did collect from 51% of the lots. The members in attendance agreed that only one statement should be mailed to the non-association members, - the same as to the association members. If we do not receive the 51%, we will again pursue the County Service Area in 1997.

It was noted that under the road repairs made in 1996, \$33,000. was spent on the portion of the roads used by non-members. (Their contribution was \$4,000.)

Preuss reported on the Architectural Committee. Two plans have been approved this year, - lots #54 and #22.

John and Kathy Sanderson reported for the Roads Committee. The work done on the roads this year was a bit different from the description on the contract. However, the road repair was satisfactory.

Don Rabe did not feel we got what we paid for. It was agreed that the area that was repaired could be measured for a nominal fee and we would then compare the cost. Also we are to contact the contractor and request an itemized list of what was done on what roads.

After much discussion there was a consensus that the roads need to "season" and that we would wait a couple of years to "seal" them.

Kathy Arnold made a motion that (1) we get an itemized accounting, and (2) we wait to discuss sealing until next year's annual meeting. D. Rabe gave the second and the motion passed.

D. Rabe would like to review the itemized bill.

There will be no road repair work done in the 1996-1997 association year.

Bob Condon mentioned that Dr. Sweeny would like to be on the Road Committee.

The members were again asked to clean up their lots of brush and trees especially along the road frontage. The Asplung Company trimmed trees for Pacific Gas and Electric throughout the mid to lower end of the subdivision. They were very messy.

Nothing has been done about a sign at the upper road of the subdivision. John Sanderson and Chuck Preuss will work on it. \$1600. was budgeted for the sign in 1995.

John Anderson was unable to carry out the Snow Removal Contract. It was passed on to the "backup" contractor, All Weather Service. They did an "O.K." job.

This year we will ask for bids from All Weather Service, Huntington Construction and Greg Judd. Jim Carmer, 841-2283 and Matt Arndt, 841-2332 have offered to clear individual driveways.

Rosemary Rabe made a motion to request bids for 96 inches of snow, with removal at 4" and removal at 6" - with a budget of \$25,000 plus additional dollars for additional inches of snow. John Sanderson gave the second and the motion passed.

After much discussion Rosemary Rabe ammended her motion and raised the snow removal budget to \$27,000. J. Sanderson gave the second and the motion passed.

The 1996-97 Budget was reviewed. The final budget is at \$31,840.11.

Rosemary Rabe made a motion to approve the budget. Any extra income should be put in the replacement fund. Debbie Keller gave the second and the motion passed.

In 1995, at the annual meeting, it was decided to transfer the money in the replacement fund from Dean Witter to A.T. Edwards Company. However, the Board has not been happy with the service and the charges and are in the process of transferring the funds back to Dean Witter.

It was noted that our checking account is an interest bearing account.

Lot #53 has requested that his address not be sent out with the membership list.

The following officers were elected for the 1996-1997 year:

The Board will consist of Mike Keller, Bob Condon, Bonnie Pius and Judith Preuss. Paul Mesple will serve as Treasurer.

Howard Schoenduve made the motion to accept this group. Paul Harris gave the second and the motion passed.

Mike Keller appointed the following committee members:

Roads Committee - Bob Condon, Don Rabe, Paul Harris, Mike Keller, Judith Preuss and Paul Mesple.

Architectual Committee - Bob Cruzan, Paul Mesple and Bonnie Pius.

NOTICE TO NEW CONSTRUCTION:

As per the Association By-Laws, when there is construction on a lot, the entry and exit of equipment from the lot onto association roads, must not do any damage to the roads, and if so, must be repaired by that lot owner.

The 1995-96 Board would like to extend many many thanks to the Sandersons - especially to Kathy, for all their hard work for the Association. With Kathy's persistance, every lot was paid in full and up to date. She was able to make collections as old as 4 to 6 years. Each lot now has its own "historical file" and all records are in order and easy to find.

The Sanderson's have their home for sale and will be missed when they leave.