

01

DOGWOOD MOUNTAIN ASSOCIATION

ANNUAL MEETING - JUNE 23, 2001
CAMP EDISON - TOWHEE PICNIC AREA

The potluck started at 11:30 am. All members brought a main dish plus either a salad or dessert. The Association paid the \$50.00 rental fee for the picnic area plus the entry fee of \$156.00.

MINUTES

President Larry Emmersen (Lot 21) opened the meeting at 1:30 pm. There were 18 Lot-owners present and 21 Lots represented by proxy bringing the total to 39. Therefore, we had a quorum (40%) of the lots and a majority (51%) of the lots. Guests included Gene & Mary McLean, Tom & Diane Pagani, Greg & Cynthia Cherney, Tim Broader and Patrick Emmert.

Earl Sinks (Lot 5) moved and Larry Ackerman (Lot 62) seconded that the minutes of the previous meeting be approved. Carried.

Secretary/Treasurer Edie Sweeney (Lot 3) gave the financial report. The following change was made to the 2001-2002 Budget Proposal: The liability insurance for board members, which is now paid every 3 years, will still be budgeted for each year (1/3 cost per year). Judith Preuss (Lot 71) moved and Rosemary Rabe (Lot 30) seconded that the budget proposal be accepted as amended. Carried.

COMMITTEE REPORTS:

Larry Emmersen (Lot 21) reported that one of the non-association lot-owners was taken to small claims court on June 6 in an attempt to collect road assessment fees. The judge seemed favorably disposed to our position but has not as yet rendered his decision, which we're expecting sometime next week. If it is in our favor, we will have some leverage in collecting fees from the other delinquent lots. If they still refuse to pay, we will be forced to take each one to court and lien the properties that refuse to pay the judgment. One association lot (31) was also taken to court and that decision is likewise pending.

ARCHITECTURAL

Judy Emmersen (Lot 21) reported the following:

- 1) Robert & Christine Palmer (Lot 64) are still in the process of building their home and plan to have it completed soon.
- 2) Ken & Grace Skinner (Lot 44) finished the addition to their home last Thanksgiving.
- 3) Bryan & Kim Clanton (Lot 63) put a driveway on their lot.
- 4) Bob & Beth Kendrew (Lot 67) are preparing to build a home.
- 5) Gary & Linda Wassel (Lot 40) are building a new garage.
- 6) Earl & Linda Sinks (Lot 5) are adding to their house and building a garage. They are coordinating building with the Wassels to reduce heavy truck traffic on the roads.

ROAD MAINTENANCE

John Harshman (Lot 52) reported that Mountain Movers will make a bid on road repairs sometime next week. We have \$10,000 budgeted for this project. The brush has been cleared back from Woodland, but the spurs still need to be done. Each lot owner was requested to clear the road along their property.

It will cost at least \$1 - 1.5 million to redo the 7 miles of roads in the subdivision. A special assessment was proposed to collect enough money to be able to get started as soon as possible. But that will be discussed after we attempt to resolve the conflict surrounding collection of fees from the non-association lots.

NEW BUSINESS

It was reported that abandoned cars blocked the roads last winter making it impossible for the snow plow to get through and very difficult for some people to get their own vehicles in and out. Paul Harris (Lot 55) moved and Mike Hankins (Lot 17) seconded that we authorize the Association to pay to have these vehicles towed. Carried. Judy Emmersen (Lot 21) moved and Gail Herrscher (Lot 22) seconded that the secretary send out letters reminding people that they and their guests must park completely off the roadway. Also, a reminder will be included to clear lots of debris to reduce fire danger. Carried.

ELECTION OF OFFICERS

Judith Preuss (Lot 71) moved and Rosemary Rabe (Lot 30) seconded that the following people serve on the board: Larry Emmersen (Lot 21), Frank Sweeney (Lot 3), and Earl Sinks (Lot 5). Carried. Bill Pine (Lot 42) moved and Ken Skinner (Lot 44) seconded that the following will serve on the Architectural Committee: Larry Ackerman (Lot 62), Judith Preuss (Lot 71), and Judy Emmersen (Lot 21); the following will serve on the Road Maintenance Committee: Association -- John Harshman (Lot 52), Paul Harris (Lot 55) and Mike Hankins (Lot 17); Others -- Tim Broader, Gene McLean, and Tom Pagani. Edie Sweeney (Lot 3) will remain Secretary/Treasurer. Carried. Kurt Luikart (Lot 61) volunteered to help with road work.

NEXT YEAR'S MEETING WILL BE HELD ON SATURDAY, JUNE 22, 2002.

The meeting was adjourned at 2:50 pm.

2001-2002 DOGWOOD MT. FINANCIAL SUMMARY
8/1/01 Through 6/22/02

	YTD	Proposed	Difference
INCOME			
Association Member Dues	\$ 34,570.00	\$ 37,675.00	\$ (3,105.00)
Road Assessment Fees	\$ 8,495.98	\$ 15,600.00	\$ (7,104.02)
Other Fees	\$ 175.00	\$ -	\$ 175.00
Interest Income	\$ 75.83	\$ -	\$ 75.83
PROJECTED INCOME TOTAL:	<u>\$ 35,466.81</u>	\$ 53,275.00	\$ (17,808.19)
EXPENSES			
BOOKKEEPING	\$ 385.00	\$ 420.00	\$ (35.00)
LEGAL-ACCOUNTING	\$ 764.00	\$ 350.00	\$ 414.00
LIABILITY INSURANCE	\$ 1,059.35	\$ 1,800.00	\$ (740.65)
OFFICE SUPPLIES	\$ -	\$ 150.00	\$ (150.00)
POSTAL SERVICES	\$ 123.93	\$ 125.00	\$ (1.07)
PRINTING	\$ -	\$ 30.00	\$ (30.00)
REPAIRS	\$ -	\$ 350.00	\$ (350.00)
ROAD REPAIR	\$ 7,300.00	\$ 10,000.00	\$ (2,700.00)
SNOW REMOVAL	\$ 29,000.00	\$ 29,000.00	\$ -
TAXES, FEDERAL	\$ 430.00	\$ 300.00	\$ 130.00
TAXES, STATE	\$ 115.00	\$ 100.00	\$ 15.00
UTILITIES	\$ 355.11	\$ 400.00	\$ (44.89)
ANNUAL MTG. EXP.	\$ -	\$ 250.00	\$ (250.00)
PROJECTED EXPENSE TOTAL:	\$ 39,907.11	<u>\$ 43,275.00</u>	<u>\$ (3,367.89)</u>
INCOME LESS EXPENSES:	\$ (4,440.30)	\$ 10,000.00	\$ (14,440.30)
Checking: Balance as of 6/22/02	\$ 27,573.94		
Money Market Account as of 6/22/02	\$ 32,451.10		
Total Assets	<u>\$ 60,025.04</u>		

DOGWOOD MOUNTAIN HOMEOWNERS ASSOCIATION
02-03 BUDGET PROPOSAL

INCOME

BUDGET

Association Member Dues

3 Board Mem @ \$275.00

67 Members @ \$550.00

\$ 37,675.00

Road Assessment Fees

Based on 51% of 40 Lots @ \$200.00

\$ 4,080.00

PROJECTED INCOME TOTAL:

\$ 41,755.00

EXPENSES

BOOKKEEPING

\$ 420.00

LEGAL-ACCOUNTING

\$ 350.00

LIABILITY INSURANCE

\$ 1,800.00

OFFICE SUPPLIES

\$ 150.00

POSTAL SERVICES

\$ 125.00

PRINTING

\$ 50.00

REPAIRS

\$ 300.00

ROAD REPAIR

\$ 8,500.00

SNOW REMOVAL

\$ 29,000.00

TAXES, FEDERAL

\$ 300.00

TAXES, STATE

\$ 110.00

UTILITIES

\$ 400.00

ANNUAL MTG. EXP.

\$ 250.00

PROJECTED EXPENSE TOTAL:

\$ 41,755.00