

Dogwood Mountain Annual Meeting  
June 30, 2007

Board Members present: Mike Hankins Stewart Jenkins Sue Van Doren Bill Van Doren  
Mike Keller

1. The meeting was called to order at 12:37 P.M. by president, Mike Hankins. A quorum was established ,signatures are on file in the Dogwood files.
2. Mike welcomed all members and non-members of the association stressing that both groups have common interests as property owners in Dogwood. Mike stated that information of concern to Dogwood can be found on the tables, and that the first portion of the meeting would be “informal,” addressing issues that concern both members and non-members of the association.
3. County Evacuation Plan-Mike introduced Pat Gallegos from the Fire Safety Council and then gave information about the county evacuation plan that was adopted in 2002. Copies of the plan were handed out to those in attendance. Pat gave additional information stating that it was essential to listen the sheriff’s deputies on which way to evacuate, if necessary, and not assume that 168 will be the safest. It was also pointed out that the last page of the plan has a list of essential documents that should be taken when evacuating.
4. Timber Harvest-Mike shared that he has heard from several property owners and they are pleased with the harvest. It is estimated that ten to eleven lots have been harvested. There was some discussion about costs to owners and profits to the harvest company. Mike reminded everyone that contracts are established individually with each property owner, and they are in control of what happens on his/her property and therefore the costs.
5. CSA-A summary of progress on this project included the fact that Mike Saap and Mike Hankins have spent considerable time working with the county concerning options. Several owners present asked questions concerning costs, whether a bond could be floated and how the whole process works. Other questions included who can vote to be in a CSA, residents only? Property owners? Mike reported that at this time the Dogwood Board does not have enough factual information to make any recommendations about what to do concerning the CSA. Cathy and Gary Bettencourt have gone through this process before and shared a great deal of information about how to implement a CSA. Due to the fact no action will be taken today, Emma Kelly moved that meeting move on to other business. Cathy Bettencourt seconded. The motion passed.
6. Pat Gallegos reminded the members present that she has numerous fire safety handouts, and in addition, would recommend that each lot put up a sign with the house number on a three foot pole so that lots can easily be distinguished in an emergency. She can provide the sign for a cost of \$23.00.
7. At 1:22 PM, Mike stated that the “formal” portion of the meeting would begin, but non-association members certainly could remain.

8. Minutes from last year's annual meeting were passed out to everyone present with members given the opportunity to read the minutes. Ken Skinner moved that the minutes be approved. Larry Emerson seconded the motion, which passed.
9. Mike thanked Judy Errecart for all of her work as treasurer. Thanks to her efforts, everything is organized for the association. Due to other commitments, Judy can no longer be the treasurer. Mike reminded members that last year he had urged the association to support having a secretary and treasurer, but realizes now that the association can best be served if the job is combined as it has been in the past. The members agreed. A financial statement was handed out to members present. While perusing the document, Earl Sinks questioned what the interest rate is on the Morgan Stanley account and suggested that maybe the money could earn a higher rate somewhere else. Mike stated that the board will check and report to members. Larry Emerson moved to approve the financial statement; David Pixler seconded the motion. The motion passed with one member abstaining.
10. CCR-Mike Keller passed out the CCR document. Due to inconsistencies in other Dogwood CCR documents, the board had been directed to correct these, which has been done. The document passed to members reflects these changes. Mike stated that after checking other CCR documents and discussing their contents with the board, the board recommends that the minimum square footage be raised to 2,000 sq. ft. from 1,000 sq. There was considerable discussion concerning this change. Concerns revolved around building costs and legalities of enforcement. Larry Emmerson moved and Ralph Moser seconded passing the changes. The motion passed with 5 members saying no. Despite the motion, more members became concerned about costs and legalities. Emma Kelly motioned that the former motion be rescinded due to the overwhelming lack of support being shown by members, despite the earlier motion to approve. Judy Errecart seconded. The motion passed. Bill Van Doren moved that an advisory group be formed to check legalities of enforcing CCR's. Bob Seymour seconded the motion. The motion passed.
11. The use of off-road vehicles, especially by children was discussed. Mike reminded everyone that it is illegal to use these vehicles on the roads and the sheriff can be contacted for enforcement. It was suggested that signs be put up at both entrances to Dogwood. Cathy Bettencourt formalized this suggestion into a motion. Mike Keller seconded the motion. The motion passed with one opposed.
12. Members expressed concerns about the road repair, quality of materials used and what might need to be done if the timber harvest company damages roads. Mike said he will keep a watch, but reminded members that the timber harvest company has put in a turn around on upper Applewine and not charged the association.
13. Election of Board Members-It was moved by Larry Emmerson; seconded by Paul Harris and passed by members present that the board remain with the present members until the timer harvest, CCR and CSA are completed.
14. Mike asked for new business there was none, the meeting was adjourned at 2:08 PM.

Respectfully submitted,  
Sue Van Doren, Secretary