

Dogwood Association
Board Meeting
November 2, 2007

President Mike Hankins called the meeting to order at 4:55 PM.

Members in attendance:

Mike Hankins Bill Van Doren
Sue Van Doren Mike Sapp
Mike Keller

1. Minutes from the last meeting were available.
2. CSA:
 - a. Board members met with engineer, Lyle Brewer, who developed an engineering report concerning the formation of a CSA in Dogwood. Mr. Brewer concluded that the first three years each parcel would be assessed \$904.00 annually. For years four through sixteen, each parcel would be assessed \$785.00. County officials also developed a plan to form a CSA. Although county officials attempted to develop a plan to meet needs while keeping costs as close to present dues as possible, county figures were 83% higher than Lyle Brewer's. Efforts will continue. A meeting will be held the week of November 5, 2007, to attempt to resolve the difference in money amounts. Mike Hankins invited all board members to attend this meeting.
 - b. Mike Sapp motioned, Sue Van Doren seconded-The board should use the figures from Lyle Brewer's report and inform owners there could be some variance in costs. The motion passed.
 - c. Board members discussed sending an information letter and proxy to all owners giving information about potential CSA costs and include the pros and cons of forming a CSA. Information about dues paid by other associations would also be included. Bill Van Doren was instructed to write a draft letter using information provided by Mike Sapp. The letter will be reviewed by the Board.
 - d. Mike Keller reported that all parcel owners will be eligible to vote on the CSA. Voters do not need to live full time on their Dogwood parcel to be eligible to vote.
 - e. In order to have a vote, the county must review the association's plan; adopt a resolution and allow 45 days for dialogue. Members may then vote on the resolution. In order for the resolution to pass, 50% + 1 of the owners voting must vote for the resolution.

3. Dues:
 - a. If the CSA resolution passes, dues will be very low and parcel owners may deduct dues from taxes.
 - b. Letters and e-mails have been sent by several non-association members alluding to the law suit filed years ago. The lawsuit only named a few parties and non-payment only applied to them and a very short specified time. Legal opinion supports non-association property owners must pay dues.
 - c. All owners, (association and non association) who are delinquent in paying dues will be turned over to collections. If they still do not pay, legal action will be the next step.
4. Signs:
 - a. Entry sign: Although the painting done on the entry sign has helped, the board reiterated that the sign committee formed last meeting consisting of Mike Sapp, Clare Sapp and Bill Van Doren should hold a meeting and bring a proposal to the full board.
5. President Hankins adjourned the meeting at 5:50 PM

Respectfully submitted,

Sue Van Doren,
Secretary, Dogwood Association