

There being the required quorum present, the Annual Meeting of the members of The North Woods Association Inc, convened November 2, 2010 at 7:03 p.m., in the meeting room of Clark County PUD, Mill Plain Blvd. at Fort Vancouver Way, in Vancouver, Washington.

Directors present: Dan Brady, 1st Vice President, Ken Docekal, 2nd Vice President, Maggie Westover, Secretary, Nick Adamy, Director and Rick Fields, Director.

Directors absent: Jeff Denney, President

Staff present: Jim West, Caretaker

Dan Brady welcomed attendees and informed them that Jeff Denney, President, was unable to attend. Dan read the letter from Jeff that was in the annual meeting packet.

The minutes of the November 3, 2009 Annual Meeting of the members was reviewed by the membership. Cabin # 125, made a motion to approve the meeting minutes without correction. Cabin #21, 2nd the motion. Vote was unanimous in favor of the motion.

Rick Fields posed a referendum regarding the \$8 assessment to cabin owners for the Fire District. A tax levy passed in Skamania County which raised our fire district tax approximately \$60.00. This amount that goes to the Fire Dist. is in addition to the money we already give. Cabin #54 made a motion that we keep the \$8 assessment in our budget. Cabin #192 made a 2nd to the motion. Discussion to the motion opened to the membership and the board answered questions to the best of their ability. Dan called for the vote. Those in favor to keep the \$8 assessment, 44 cabin owners. Those opposed 38. Motion carried to keep the assessment in the budget.

Budget Report: The membership reviewed the proposed budget. Larry Nichols, cabin #92, brought up that there is supposed to be an audit committee. Mr. Nichols was profane and threatening. He stood up and approached the Board of Directors table in an aggressive manner. Due to this action, it was necessary for Board Director Rick Fields to stand and insert himself between the seated Board Members and Mr. Nichols. Cabin #171 made a motion for Mr. Nichols to be removed from the meeting. Cabin #170 made a 2nd. to the motion. Vote was unanimous in favor of the motion and Mr. Nichols left the meeting. Denise Firth, cabin #39, brought up that she informed Jeff Denney that she would volunteer to be the treasurer. She doesn't agree with the bookkeeper line item when she said she'd do it for the cost of a lap top. Rick said for her to give him a phone number and it would be discussed at the board meeting. Cabin #42 asked if we could get an explanation from Leslie regarding the WFR increase. It was voiced that the association should be able to see documentation. Rick said he'd get an answer. Cabin #126 moved to approve the budget as presented. Cabin #104 made a 2nd to the motion. Cabins #19, #88 and #172 opposed the motion. All other votes were in favor. Motion carried to approve the budget. Board acknowledged that they will check further on treasurer position interest.

Rules and Regulations: Nick Adamy reminded the attendees that he has copies of Rules & Regs should someone need a copy and that they are posted on the website along with the request for approval for building. He clarified the items that would need Skamania County approval and clarified the procedure/requirement of the board. He discussed ATV's and motorcycles and reviewed our Rules & Regs regarding such. Membership asked what the law is and Nick clarified. It was asked if they could report it to the Sheriff, which the board acknowledged that they could. Rick Fields presented to the membership that cabin #101 sent a letter with their proxy as a motion to ban all ATV's at the North Woods. Cabin #204 made a 2nd for the motion. Dan called for discussion. Concern of outlawing ATV's will cause more traffic. Some felt it was not a solution. They asked for clarification of an ATV, what would qualify as an ATV, and should the motion clarify that. The motion was altered to state upon clarification of the definition of an ATV and review of the law. Dan called for the vote. Cabins #19, #189, #72, #79, #204, #50, #21, #39 and #53 and #101 were in favor of the motion. All remaining votes were against. The motion was defeated. Rick Fields informed the membership that he'd make some calls to see if we could come up with a better solution. Cabin #9 made a motion to alter the policy and procedure of when a cabin owner files a complaint. The board indicated that the Rules & Regs could not be amended here but it will be taken under advisement and discussed.

Marina: Dan Brady said we ran out of lumber so we didn't finish refacing the sections of the main walk way. We would order more lumber when the spring comes and finish next season.

Cabin #9 mentioned that they had done work on the boom logs at the North end. They come loose when the flood hits every year. Dan Brady responded that he was aware that they had been given chain and staples once this year. They responded that it had been a couple of times. They expressed concern over who was responsible for the booms logs as it has been discussed several times over the years. Dan Brady responded that he's had more time pressures this year from high school sports but should have more time next year.

Common Area: Rick Fields informed the attendees about the insurance auditors report. We have corrected all items that were required to be fixed with the exception of two. He reviewed the items that needed to be removed, replaced and added. We just had our 5 year inspection from Dept. of Health. He reviewed the items that were addressed.

Additional discussions: Rick discussed the tank replacement that needs to be dealt with. Water shut off was discussed. Rick informed the membership that the week after Thanksgiving, the water will be shut off at the street. Rick discussed the 90 road and 503. Future holds a better highway. He let them know to contact Skamania County if they have questions.

Caretaker: Jim West commented regarding ATV's. They've set up game cameras pointed at road to see if they can catch violators. He urged the membership to take photos and submit to the board to help alleviate the problem. He told membership we could get the band back that we had Labor Day weekend if they enjoyed that venue. Jim informed the membership there was a sign up sheet at the registration table for members that require a street valve repair. Two cabin owners requested repair during the discussion, cabin # 39 and cabin # 192.

Investment Account: Andy Moyer, committee member, cabin # 8, gave the investment account update on behalf of the committee (other committee members are: Michael Gains, chair -cabin #10 and Carl Lindgren, cabin #16). The investment committee is holding a steady course with a focus on liquidity in the account. During the past year there were no withdrawals from the account and the available balance increased from \$132,053 to \$140,000, a return of about 7% (approx. \$8,000). They are trying to focus on being diversified.

New Business: It was asked what was happening with the roads. Rick gave the update. Cabin owner volunteered to help. Cabin owner asked regarding WFR and the potential hold up to resale transactions. Rick clarified that we don't have the authority to do that. We have asked a member to see if he could find out more information and get clarification for us. Member asked if we have an action plan and moved to see some sort of quarterly report with the time line. Board indicated that instead of a motion, we'll address at the next board meeting to see if we can arrange a better way to notify membership. Cabin owner wanted to share that the fire department does show a presence up there and had helped with a fire in the North Woods. It was asked how the store did this year. It is our understanding that they did ok. It was asked if we've heard about cell phones. It is our understanding that 5 providers have signed the contract (not ATT) and that it should be going forward sooner or later. Cabin #115 asked about the line item in the budget for roads. Dan explained what that line item is used for. Kathy Watkins asked about the meeting minutes. She was informed that the website had been updated with minutes and that the ones posted at the North Woods are taken by someone as soon as they are posted even though there is a notice asking the membership to not take them. She was reminded that we are all volunteers and at the mercy of volunteers.

Election of the Board of Directors: Marty Fields, Cabin #197, announced election results for candidates Rick Fields cabin #197, Ken Docekal cabin #110 and Jeff Reardon cabin #118. It was unanimous in favor of all three candidates.

Rick apologized to membership regarding the issue earlier with Larry Nichols.

Cabin #190, moved to adjourn the meeting. So moved, the meeting was adjourned at 8:47p.m.

Signed Maggie Westover Maggie Westover, Secretary.

These minutes to be approved at the 2011 Annual Meeting of the members.