

A meeting of the Board of Directors of the North Woods Association, Inc. was convened on Tuesday January 13, 2015 and called to order at 6:35 pm at the Firth residence.

Directors present: Ken Docekal, Denise Firth, Cindy Gaines, Dan Brady, and Carrie Lewellen.

Directors absent: Gib Masters and Patty Pearl.

Approval of minutes

The minutes from the 12/9/14 meeting were reviewed. Denise Firth made a motion to approve the minutes as written. Cindy Gaines seconded. Approved unanimously.

Treasurer's Report

- Denise reported that all of the year-end reports have been completed and taxes have been paid. She is coordinating the audit of 2013 and 2014 with Cami Boyea from cabin #53 and Lisa Ferrell from cabin #186 most likely in early February.
- The annual assessments were mailed or emailed out to each cabin owner. There was some confusion about the marina/dock maintenance fee versus the common area dock fee that was approved by the members at the November meeting. Denise is addressing each question individually.
- At the end of January Andy will be contacted to file the federal tax return for the North Woods.
- GreenTree Lending paid off the outstanding assessments on cabin # 174, 114, 49, and 157. We expect this to equal about \$5,000 in delinquent assessments. These cabins were foreclosed on.

President's Report

- Ken reported that the estimate to replace the docks in the common area is \$46,000 with taxes and labor. There was discussion about making sure this includes a ladder on the dock. Ken will follow up with the contractor. After

some discussion, the board voted unanimously to move forward with this expenditure. Ken will follow up with the contractor and schedule the work.

- Ken discussed the need to replace the backup propane generator with a diesel generator. The cost of this will be approximately \$17,000 and would be paid out of the water system fund. The reason it needs to be replaced is because it has never worked properly. The plan will be to sell the old generator back to Cummins.
- Jim also discussed with Ken earlier this month about possibly selling the bulldozer. It hasn't been used for several years. Ken will talk to Jim about this more.
- Ken received a shoreline survey from PacifiCorp which has a request for any cabin owner that has lake front access. It also requires information for the common area and the marina. Ken will send Carrie a copy of the letter to email to the cabin owners along the lake. When the letter was originally received in June, Ken had instructed PacifiCorp to mail the letter themselves to each cabin owner. It is apparent they never did.

Other business

Cindy Gaines has started researching from old records about the Jarpa process. She is looking into the permit process to perform work on the log booms and lake bed. Originally the rift raft was done wrong over 10 years ago. The North Woods had to redo it. The whole Joint Aquatic Resource Permit Application (JARPA) permit process can take up to 2 – 3 years to complete. Matt Harding cabin 98 has volunteered to help with the process. Cindy will contact him for assistance.

Mark Griffin cabin #161 requested a copy of the audit from Denise. Denise told him she would send a copy to him as soon as it is completed.

Dan Brady stated he would look at the step at the playground the next time he is at the North Woods and will bring the supplies needed to repair it.

Becka was authorized to go ahead and purchase the non-breakable mirror for the road as was requested at the annual meeting. Becka will be attending the

February board meeting to discuss the spring clean-up, and the 4th of July children's parade.

The next meeting will be held on 2/17/15 at the office of Gib Master's at 6:30 in Portland, OR.

Meeting was adjourned at 7:45 pm.

Written and submitted by,
Carrie Lewellen
Board member