

MINUTES: November 5, 2013

The annual meeting of the members of the NorthWoods Association, Inc. convened Tuesday November 5, 2013 and was called to order at 7:02 pm in the meeting room of Clark County PUD 1200 Fort Vancouver Way Vancouver, WA 98663.

There were 53 cabin owners present (including any proxy's they held for others) In addition, the Board held 13 proxy's for a total of 56 voting members.

Directors present:

Ken Docekal, President

Jeff Reardon, Director

Patty Pearl, Secretary

Denise Firth, Treasurer

Carrie Lewellen, Director

Directors Absent:

Nick Adamy, 1st Vice President

Dan Brady, 2nd Vice President

Staff Present:

Jim West, Caretaker

Guests present:

New owners of Eagles Cliff store (Zach and Emily McCarty) A few minutes at the opening of the meeting were spent with their introductions and taking any suggestions and questions from the membership regarding the store. We will put their names and contact information on our website and they encouraged the cabin owners to reach out with any input and/or suggestions of what they would like seen for the future of the store.

The minutes of the November 1, 2012 annual meeting were mailed to the membership for review. Cabin 118 moved to approve the meeting minutes without correction, seconded by cabin 43. Motion was passed unanimously.

Presidents Report:

President Ken Docekal thanked the membership for another good year.

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The Board had made a proposal to amend the bylaws regarding cabin rentals. Denise Firth read the proposed bylaw change which was also included in the annual packet that was mailed to all members. There was quite a bit of discussion from #192 asked about renting to family, #161 had concerns about the fines, #206 requested huge fines, #112 inquired about changing verbiage.

#197 made a motion to pass the amendment #10 seconded. All were in agreement to make the change as presented to amend the bylaws regarding rental of cabins in Northwoods.

Treasurers Report:

Denise Firth mailed a copy the budget in the annual packets. #92 had questions on the expense for bulldozer which was explained as repairs.

#192 questioned why the marina had such a surplus. Denise explained this was due to long term boat slip leases being paid in full.

The budget was reviewed. There was no increase in dues for the upcoming year.

Cabin 197 motioned to approve the 2014 budget, seconded by cabin 60. Motion was passed unanimously.

The Marina:

Marina topics discussed were the following:

#206 suggested some sort of parking for Kayaks

#10 would like to see a rack system or something like that for the kayaks built and asked people to consider that.

#60 wanted to know if we should lease more boat dock spaces. There are currently 14 open spaces for community use.

#17 was concerned we are giving up on repairing boom logs. Someone has cut/disconnected many of the ropes and/or chains. We are NOT giving up on and will keep on top of that throughout the year.

The boom logs were discussed and the fact that there is not much that can be done to move them until the water comes up as we do not have a Joint Aquatic Resource Permit (JARP) permit to do work on the lake bed.

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Water System:

President Docekal spoke about the water system stating that it was in good working order. Caretaker Jim West stated that they are currently logging above the system and there were some broken wires but they have since been repaired. Everything is good with the State also.

Roads:

Jim West discussed the roads and potholes and stated that they will begin filling them in after hunting season is over.

Rules and Regulations:

Ken Docekal went over the new rules regarding curfew and the fines involved for violators and also the use of UL approved (gas) fire pits. There was no opposition or discussion raised.

Investment Accounts Status:

A letter from M. Gaines was read explaining the status of the investment account. The overall report showed an increase and what looks to be good returns on the investment.

New Business:

We still had a few cabin owners that were not receiving emails or needed to change contact information. They were encouraged to stop by at the end of the meeting to update any information with Denise Firth.

#82 volunteered to coordinate a mixer for new cabin owners. Denise Firth will get the information needed to that person.

#98 stated concerns over problems with their neighbor's generator and the amount of noise it is producing. #60 also stated concerns over generator noise. This seems to be coming up more. We have encouraged all with complaints or concerns to contact Nick Adamy (rules and regulations) to work with them and also to file a complaint with the Caretakers.

#78 asked about standing diseased dead trees and was instructed that each cabin owner is responsible for their own trees on their lots, and is required to follow the procedures that are in place on the website for having them removed.

#117 asked that cabin owners be a little more aware of their shrubs that hang over into the roadway and scratch the cars as they go by. She asked that we each keep our shrubs trimmed.

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#167 thanked the Board for their time and work and is looking forward to coming onto the board himself.

#197 had a list of contractors of all kinds that were willing to travel/work in the Northwoods to distribute to those cabin owners that were interested. Many were interested and took a copy.

#136 who is a new cabin owner asked about #137 and whether or not it was abandoned or not due to its run down condition. #113 suggested talking to the neighbors. Someone else stated those owners are only there 1-2 times per year. The Board agreed to look into what the rules state about upkeep on a cabin and what recourse there is, if any.

#43 asked again about ATVS and kids riding around and around. She was asked to file a complaint and the suggestion was also given to take pictures of those abusing the rules.

#129 wanted everyone to know that US cellular offers a 3G internet hot spot in the area.

#9 voiced concerns that some of the signage throughout the Northwoods especially in the common area were looking old and worn out. We agreed to look into and try to clean them up.

#118 Jeff Reardon stepped down from his position on the Board as he had big changes in his job requirements and thanked the board for all their work and continued support.

Cabin 54 motioned to adjourn, seconded by cabin 118. Motion was passed unanimously.

Adjourned at 8:17pm.

Written and submitted by,

Patty Pearl

Patty Pearl
Secretary