

A meeting of the Board of Directors of the North Woods Association, Inc. was convened on Tuesday, April 5, 2016 at the Farrell residence and was called to order at 6:45 pm.

Directors present: Ken Docekal, John Nicholson, Carrie Lewellen, Collin Farrell, Cindy Gaines, and Gib Masters. Caretaker Jim West was also in attendance.

Directors absent: Brandy McEllrath

Approval of minutes

The minutes from the March 15, 2016 meeting were reviewed. Gib made a motion to approve the minutes with the discussed revisions, Ken seconded. All approved.

President's report

1) Marina/Insurance/Permits update

- a. Ken discussed that they have been working with several agencies for the permitting process. These include Fish and Wildlife and PacifiCorp. We will be required to get a JARPA permit. The simple permit process will not be approved, because this type of permit is only allowed for maintenance type work. In addition, because we are going from wood docks to plastic docks this will also require a more extensive permitting process. Ken is planning to talk to PacifiCorp on 4/6/16 to discuss the process in more detail. It is unclear how long the agencies will take to approve the permit.
- b. There was discussion about hiring a consultant with experience with JARPA permits to help with the permitting process. The Board agreed to get quotes for the service, and move forward as quickly as possible. There was discussion to make sure the Boom logs are included in the scope of work for the permits.
- c. The Board discussed the marina fees charged in 2016, and if credit should be given to cabin owners that have leased the boat slips in the event that they are unusable. Until the water level rises, it is unclear if all boat slips will be unusable. John made a motion to credit the current year's boat slip rental against the next year's rental if individual boat slips are unusable. This will be evaluated after the water level rises. For people with long-term leases, their lease will be extended by one-year, if their boat slip is unusable in 2016. Cindy seconded the motion. It was approved unanimously.
- d. The Board discussed the insurance claim. There are three policies, one for the walk way, one for the plastic docks, and the third policy is for the wooden docks. The insurance company will pay on the depreciated value of the docks. As of the April Board meeting, the insurance company was still evaluating the final claim and settlement. There was a question if the Boom logs are included in one of the policies. John said he would do some research on this.
- e. Oregon Marine was originally scheduled to start the work to replace the docks on April 18th, but this was contingent on water being in the marina, and having permits. The next open slot they have is in June.
- f. John talked to Chilton's Logging about the log booms at the Swift Forest Camp that belong to the NorthWoods. The NorthWoods will need to contract with Chilton Logging to bring the boom logs back, because they have the equipment to move them. John will follow up on this.

2) Treasurer's report

- a. Carrie presented the outstanding accounts receivable balances, due to Brandy's absence. There are six cabins that still are unpaid, plus the four cabins that are in foreclosure/bank owned. Delinquency letters will be mailed out in May, with notice of water shut off, if the dues remain unpaid.

- 3) Spring Cleanup is scheduled for April 24th. Carrie will email Becka to confirm.
- 4) 4th of July – Jawbone Flats contacted Carrie to see if the Board is interested in having them play again this year. The Board agreed, and decided that we would have more attendance if the band played the evening of Sunday July 3rd. Carrie will confirm this with the band.
- 5) Other business –
 - a. Cindy gave kudos to John and Jim for getting the trailer for the water system. This satisfies the state requirements, and documentation was submitted to the state before the deadline.
 - b. The Board discussed that the old trailer cannot stay in the storage area. The Board is going to research what the requirements are for the easement of the area. There is a problem that there is no place to really store the old trailer. John proposed selling it. It is a single axel. After discussion it was proposed to post it for sale on Craigslist for \$600. John will ask Brandy to see if she has the title in the NorthWoods records first though.
 - c. Cabin # 71 had the stumps from the trees that fell removed. There is no erosion on the hillside.
 - d. Jim reported that are 2 – 3 people that have submitted documents for building improvements. Collin will pick up the documents to review, and will contact the cabin owners.
 - e. Jim and Willy have worked on the roads and they are in good shape. The potholes were filled in.
 - f. Jim mentioned that the one-year service is needed on the Cummins generator. Ken requested to get the work scheduled.
 - g. The store will be opening on April 16th for the season.

The next meeting is scheduled for 6:00 pm May 11, 2016 at K&L Gates.

The meeting was adjourned at 8:05 pm.

Written and submitted by,
Carrie Lewellen
Secretary