

A meeting of the Board of Directors of the North Woods Association, Inc. was convened on Tuesday, July 12, 2016 at the offices of K&L Gates and was called to order at 6:00 pm.

Directors present: Gib, Ken, Collin, Brandy, Cindy

Directors absent: John, Carrie

Approval of minutes

The minutes from the June 14, 2016 were reviewed. Collin made a motion to approve the minutes with the discussed revisions and Gib seconded the motion. All approved.

President's report

1) Water Level Committee

- a) The Board discussed whether or not the committee needs to be sanctioned by the Board. It was determined that it does not.
- b) The Board agreed that it must be made clear that the committee does not represent the North Woods Association, Inc. or the Board of Directors; the committee is an interested group of homeowners with a common agenda.
- c) It was noted that the water levels are higher this year than last year at the same time.

2) Boat Docks (installation)

- a) Installation of the new boat docks will be pushed until next spring (2017).
- b) The contractor hoped to know by then if there will be an increase in the price of the docks before installation.
- c) We will need some additional resources to do the repair work on the log booms so will contract with someone prior to beginning that work.
- d) Northern Resource Consulting, Inc., the environmental consulting firm that did the JARPA permitting work, will do the required PacifiCorp shoreline permit for us at an additional cost. They have had the necessary information for one week.

3) Website

- a) John spoke with Ken about removing his name from the website in conjunction with the word "marina". He has been getting a number of queries that don't pertain to his duties related to the common area and marina. The Board discussed removing "marina" after John's name and decided to table the decision until the next meeting when John will be present.

Collin

1) Corn Hole (game)

- a) A corn hole game will be installed in the common area on the south side of the gazebo. We believe that John said he would build it and will have more information at the next meeting, when John will be present.

2) Willie

- a) Collin suggested that TNWA provide 5 dream dinners (meals delivered frozen and ready to be reheated) for Willie and his wife, who had been hospitalized for some time. The Board agreed that this was a wonderful gesture of thanks. Collin offered to order and pay for this service and be reimbursed by TNWA.

3) Cabins in need of clean-up

- a) Following up from a member's email discussed at the June meeting regarding some cabins that are in need of repair and/or outside debris clean-up, Collin walked North Woods and provided photos and notes to the Board so that we had common knowledge and visual reference in order to determine what action, if any, is appropriate. Collin approached his walk with the following criteria in mind: the view from the street is not desirable due to significant debris/garbage out front and significant moss/mold growing on the cabin. Structural evaluation was not included an evaluator criterion.
- b) Three cabins met the criteria for discussion and subsequent action by the Board. One cabin is open at the back and is propped up.
- c) Collin will send, via certified mail, letters to these cabin owners. The letters will include all applicable Articles as stated in the By-Laws, images of items out of compliance with the By-Laws and the actions required to bring the cabins back into compliance with the By-Laws. Per the By-Laws, the cabin owners have 30 days to remediate the deficiencies. If no action is taken by one of the cabin owners, the Board will contact Skamania County about a code enforcement violation.

Treasurer's Report

- 1) The bank statement was reviewed and is balanced.
- 2) The 2015 audit has been completed and will be included in the Annual Meeting packet.
- 3) There is only one cabin with unpaid dues. Jim is trying to catch the owner to discuss the lack of payment, prior to shutting off water to the cabin.
- 4) One cabin is going through bankruptcy proceedings so TNWA can't send them anything due to the legal issues regarding bankruptcy.
- 5) The Directors and Officers Liability policy is due and will be paid.

The next meeting is scheduled for 6:30 pm August 16, 2016 at the Farrell residence.

The meeting was adjourned at 7:08 pm.

Written and submitted by,
Cindy Gaines
Director