

There being the required quorum present, the Annual Meeting of the members of The North Woods Association Inc, convened November 3, 2009 at 7:10 p.m., in the meeting room of Clark County PUD, Mill Plain Blvd. at Fort Vancouver Way, in Vancouver, Washington; President, Jeff Denney, being in the chair.

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

Directors absent: Cathryn Hodl, Treasurer and Nick Adamy, Director.

Staff present: Jim West, Caretaker

President, Jeff Denney, informed the membership of the purpose of meeting and advised that we are currently looking for a treasurer.

The minutes of the October 28, 2008 Annual Meeting of the members was reviewed by the membership. Cabin #184, Balmer, moved to approve the meeting minutes without correction. Cabin #202, Prunty, 2nd. Motion was unanimous.

President Report: President Denney acknowledged and gave thanks to the board for their time, Jim and Willy, caretakers, for their service; Dan Brady who puts in a tremendous amount of time, the nominating committee, Mick Lippelgoos, Liz Dunning and Ginger Schmidt, the Karkanen's for fire works and the cabin owners for their continued support. He further acknowledged the great job that Marty Fields has done with the email blast to the membership. He advised the membership that she would like to step down from the position. If a member is interested in taking on this task, please talk with Marty.

President Denney informed the membership that a lot of damage has happened over the year at The North Woods including, but not limited to, cabins, common areas, and the caretakers cabin #96. We have reported damage of caretaker's cabin and common area to the insurance company and we've been reimbursed accordingly. We are 95% done with the list of repairs.

The board has been dealing with concerns from the membership over numerous rules which have been broken. Items include, but not limited to, kids on motorized vehicles and fires in unauthorized areas. He informed the membership that the board has decided to strengthen their stance to protect everyone. He encouraged the membership to fill out complaint forms so we can continue to take care of issues. The board asks that the membership educate guests regarding the rules.

Treasurer Report: The membership reviewed the treasurer's report. The following items were discussed. Director, Rick Fields, told the membership that dues have not been

increased in the proposed budget. Cabin #112, Russell, asked for explanation regarding the bulldozer, where we plan to store it, and does not want it next to her cabin. President Denney clarified plans for inroad, reconstruction and being able to utilize the bulldozer in several areas. Rick told the membership that we have several choices for storage but it is still under discussion. Jim West, Caretaker, clarified that the equipment can be stored on North Woods property since it is owned by the association and not an individual cabin owner. Jeff informed the membership that we are looking at options and we will do our best to accommodate the community. The question was posed regarding the advantage of purchasing the bulldozer VS renting. Rick advised the membership that we did not purchase the bulldozer for snow removal but it could be used for emergency snow removal only. The purpose is more for road maintenance. Cabin #53, Boyea/Cervantes, asked if there was any provision for snow removal. Rick addressed that in an emergency we would try to cut a path to have recreational access. He clarified that in 30 years we have never removed snow and to keep in mind that the weather has been severe just the last two years. The question was asked regarding construction for the road. Rick advised the membership that the goal was to begin to widen and elevate in spring. Cabin #184, Balmer, asked if we would be bringing in an Engineer for the job. Rick advised that he and the County have the expertise to handle the job. Cabin #184, Balmer, asked if we anticipate any major purchases for the water system. Rick advised the membership that for this budget we do not. We anticipate more hours out of the new generator. The pump was fixed this year. Cabin #62, Smit, asked about the dust abatement project. Jeff indicated it was skipped over this year. He knows a company he can get it here quicker and at a more efficient price. We will get some down this year. President Denney called for the motion. Cabin #190, Hales, moved to approve the Treasurer's Report as submitted. Cabin #125, Lippelgoos, 2nd. Cabin #112, Russell, opposed the motion. All others were in favor. Motion carried.

Rules and Regulations: Rick Fields, Director, spoke in Nick Adamy's absence. He advised the membership that Skamania County now requires full building code. Rick reviewed the items that are required for a Skamania County building permit. TNWA also requires their form filled out. You are not grandfathered in. Cabin #192, Athay, asked how far back it goes. Rick clarified for the member. He informed the membership that the membership has told us they want rules enforced. We received 14 incident reports from cabin owners and we have assessed fines. We have had 11 requests for various building projects and all have been approved. We sent out two letters for water shut off problems. He reminded the membership that the Rules and Regulations are on the website and all members received a copy when they became members. Nick and the board's goal are to reduce number of incidents and improve the enjoyment at The North Woods. He asked the membership to take responsibility. The question was asked about the cabins that are not being taken care of. Rick said we have sent a few letters but we are limited at what we are allowed to do. We've considered going to Skamania County and we will to continue to look in to it. President Denney said the board does realize the concern and safety issues and we will continue to work on it.

Marina: Dan Brady, 1st Vice President, told the membership that the marina section of walk way will be replaced. President Denney asked if there are changes in log boom.

Dan's understanding is that we never tied the north log and south log disappeared. Director, Rick Fields, advised the membership that the south end has continuously been a problem. Rick suggests we leave it alone. Cabin #28, Case, requested that if Dan finds their floating dock, to let them know. Rick said most docks missing were found at dam and if the dock was not marked it would be a difficult task. Question was asked if there were any plans to put a ladder back on the swim dock. Jeff said yes. It was suggested that it be reengineered and be secured better. Dan said we are thinking about how to do it. Cabin #114, Pratt, asked about the possibility about getting cleats on the day use docks. They were never designed to have cleats. Dan and Jeff said we can take a look in to it. Cabin #132, Riley, asked if there were any plans to fix the dog dock. Dan said he plans on jacking up the dock and working on it some time this winter.

Water System: Rick Fields, Director, reported that the water system is working just fine. We bought a diesel generator and we'll get over 40,000 hrs out of it. It will last longer. We have a back up in standby mode. The north well pump was replaced. Jim and Willy, Caretakers, have replaced 19 street side water valves. Five or six boxes were also replaced. Membership was advised that The North Woods owns the box and cabin owners own piping into cabin. He asked the membership to please not alter the boxes. If a valve is leaking let the caretaker or a board member know. Cabin #99, Avery, is leaking. There are five or six cabins we have not been able to locate the box. We will continue to look for them. Eagle Cliff store will now pay for their water. We made it contingent on the sale of store. They will pay \$2000 a year. We've drawn up a contract with them. Bathroom in common area has been fixed. We may have solved the vast majority of our leaks. The last two winters a few of us walked through the snow and searched for water leaks. The membership was advised of the board's decision that the weekend after Thanksgiving we will shut off the water valves at the street. If you come up and don't turn it back off you will be held responsible. Cabin #114, Pratt, asked if we are going to put in new boxes. Rick answered we will eventually when the budget will allow for it. For now we are replacing the ones that are needed. A member suggested putting packing peanuts in the water box to insulate. Cabin #116, Dunn, asked if we require them to mark where the water boxes are. Rick clarified it is not a rule but it would be appreciated. Our nitrate test had a lot of confusion Rick got it resolved and we have no nitrates in system. If there is a line break somewhere it could be milky but just run it, do not panic. We have a schedule sectional flush for fire hydrants.

Caretaker: Jim West, Caretaker, indicated that the store has been sold. Water contract allows that if the water system breaks down we take care of The North Woods first. Generator that was rebuilt is not hooked up yet. Repairs on bathrooms and common area look good. Cabin #46, Peters, asked regarding the snow mobile purchase as it was sitting at Cabin #96. Jim said it was out during repairs but will be put in the carport. Question posed regarding the bulletin board which was fixed by volunteers. Jim said we will be taking a load of debris that is down in common area and by bulletin board. Member suggested we need more clean up for tree branches that are in road. Branches in road were there for a few months. Jim said they will work on that. Member asked procedure for taking down a tree. Rick Fields, Director, and Jim explained procedure to membership. Jim addressed complaint forms. He let the membership know their efforts

are helping them do their job and help keep The North Woods and children safer. A Member asked how often he walks around. Willie walks through 3 times a day on foot and some times drives. Jim comes at various times, with no set pattern. Cabin #189, Zucker, asked what would be the best way to get a response if there are questions regarding road conditions, etc...Jim said to call him and that we also list information on our website. Cabin #62, Smit, asked if anyone has heard about cell service coming to the area. Jim said last we heard was March or April in 2010. Jim clarified he has purchased a cabin and resides at Cabin #126. Willie resides at Caretaker Cabin #96.

Investment Account: No changes were made to the investment account. The funds went from \$131,700 to \$132,053 so we are stable. Rick Fields, Director, explained to new members what the investment account was. It was further explained that the purpose of funds for ongoing expenses should be budgeted but on occasion there are items that have not been budgeted. In those times, we need a place to find funds. Cabin #192, Athay, asked where the \$93,000 came from. This was clarified.

New Business: Cabin #10, Gaines, asked if we are unable to find a replacement for Cathryn Hodl, Treasurer, and asked if the board considered the cost of hiring outside the membership. Director, Rick Fields, advised the membership that it has been a consideration with mixed reviews. Rick told the membership what a remarkable job Cathryn Hodl has done through the years with our books. It was asked for qualifications for this position and does the person have to live in The North Woods area. President Denney and Director Rick Fields clarified. Cabin #53, Cervantes, asked if we have thought of co-chairs for the position. Cabin #10, Gaines voiced that we need to acknowledge a special thank you to Cathryn Hodl for everything she has done. Many voiced that they were in agreement. It was moved by Cabin #10, Gaines, that the board extends a profound thank you to Cathryn Hodl for her services. Cabin #160, Bauer, 2nd that motion.

Member questioned items being left on the side of the road. It was asked if we have a rule or something that addresses the issue of junk being left too long. President Denney advised that there isn't a rule but we could address this in an email blast. He asked that Caretaker's Jim and Willie remind people should they see items left out. Marty Fields suggested that the Caretaker's write it up.

Cabin #54, Pearl, brought up concern regarding speeding vehicles in The North Woods. She asked the membership to please slow down. She feels it is a big issue and has safety concerns. President Denney asked that if she finds the cabin the speeders belong to, to put in a complaint. It was suggested to set up a mobile speed bump. Jeff asked that the board be provided with a picture of what they are referring to and said the board would look in to it.

Cabin #140, Michel, suggested that the HOA do a neighborhood clean up. He suggested we make it a weekend where the community pays a shared cost for the dumpster(s) and cabin owners can clean out their junk. President Denney mentioned that the amount of people who participate is very small. Director Rick Fields polled the membership on

how many would pay \$20 for a weekend dumpster. 11 Members in attendance said they would not pay. 1st Vice President, Dan Brady, told the membership that we had over 130 cubic yards this year when we did the weekend debris cleanup. Cabin #140, Michel, said he'd be interested in coordinating the endeavor. Jeff asked that he present the information to the board and the board will review it.

Cabin #202, Prunty, voiced concern about incident report forms and investigation by the board. She wanted clarification of the process to make sure we don't have cabin owners gunning after other cabin owners. President Denney clarified that we do not usually give a first time incident a fine. She felt that not all the incidents were for her cabin. Director Rick Fields clarified that the board does check in to them. She suggested community service to the kids who are doing the deeds. Rick noted that there could be some liability issues but we can certainly look in to it. Caretaker, Jim West, and Jeff addressed the process upon receipt of a complaint. Jim explained that the cabin owner does have an opportunity to respond. Jeff said she could come to the next board meeting and appeal. A member suggested that we do citations on the spot. Jim said when a citation comes in and he gives it to the board, the board can contact the cabin owners first to discuss. President Denney said as a board we will continue to perfect the process. Many suggestions were made. Cabin #170, Monica Denney, suggested that someone volunteer to put together a task force to address the issue and pose suggestions to the board.

Election of the Board of Directors: Marty Fields, Cabin #197, announced that Dan Brady, Cabin#210, was re-elected to the board.

Cabin #160, Bauer, asked if we have any influence with Pacific Corp. to modify the boat launch. The question is noted by the board.

Director Rick Fields informed the membership that there is now a required Volcanic Action Report with the County. He went to visit the County last week to address it. The planning commission has agreed that we can use a blanket one. Since we have a report already submitted in our area on a previous project, we will ask the Engineer who prepared it if they would be willing to do a cover letter thus creating a blanket form.

Cabin #50, Wolfe, moved to adjourn the meeting. So moved, the meeting was adjourned at 8:35 p.m.

Signed _____, Maggie Westover, Secretary.

These minutes to be approved at the 2010 Annual Meeting of the members.

