

A meeting of the Board of Directors of the North Woods Association, Inc. was convened on Tuesday, March 15, 2016 at the office of Gib Masters and was called to order at 6:02 pm.

Directors present: Ken Docekal, John Nicholson, Carrie Lewellen, Collin Farrell, Cindy Gaines, Brandy McEllrath, and Gib Masters.

Approval of minutes

The minutes from the February 9, 2016 meeting were reviewed. Cindy made a motion to approve the minutes with the discussed revisions: Gib seconded. All approved.

President's report

1) Marina/Insurance update

- a. The dock replacement is scheduled to be installed around 4/18/2016, but it will depend if there is enough water in the marina. The existing docks will need to be floated to the edge and then taken out. Ken has discussed this with PacifiCorp. The contract is with Oregon Marine Construction LLC for demolition and installing. The cost of the replacement is \$167k. The funding of this will be covered by the insurance claim first, from the Marina fund second, and third from a loan from the investment account, which will be reimbursed by future dock fees. The loan will also include interest to repay the investment account at the rate the investment account is earning. The Board discussed sending an email regarding the status of the dock replacement.
- b. We have still not gotten the final settlement amount from the insurance company on what they are going to pay for the damages. The insurance company is paying on the depreciated value, and is looking at three different areas they will pay to fix.

2) Tornado damage from November – cabin 71 & 72

- a. The Board received an email from cabin 71 expressing concern about some of the root balls from the trees that fell are in the common area. John and Brandy will look at the slope by the road to see if there has been any change. The cabin owner is having the root balls of the trees that fell removed this next weekend. Brandy will respond to cabin 71's email. Both Jim West and Leslie Russell from the Waterfront Recreation Area stated the root balls are not in the common area; they are on the cabin owner's leased land and are the cabin owner's responsibility.

3) Backhoe

- a. The Board discussed the backhoe, and after the repairs were done, it was decided to continue to use it.

4) PacifiCorp

- a. Todd from PacifiCorp will be meeting with Ken this spring about the boom logs. They stated they have a contractor that can pull the logs over to the NorthWoods area.

5) JARPA permit

- a. Matt Harding from cabin 98 was going to work on getting the permit but told Cindy that he is too busy to work on it. He stated in an email that he thinks if we get the permit we can work on the docks and boom logs. The Board discussed hiring a consultant to help us with the permitting process. Because the work being done is more than 50% of the cost of the structure, permits are required. Brandy told the Board there is a company out of Longview that may be able to help with the process. Ken said the company that is installing the docks may also be able to help. They will both contact the companies and see if they could

assist, or if they have any ideas on how to work through the permitting process. The Board is diligently working on getting the necessary permits.

- 6) Trailer
 - a. The trailer was purchased, and the containment system is being worked on. The title will be sent to Jim's PO Box. There was discussion about moving the old trailer and selling it.
- 7) Fire Department meeting
 - a. Brandy attended the special meeting at the Fire Station. From 2006 through 2016 EMS only was provided by North Country EMS. They normally stage out of Pine Creek, and get Title 3 funding to support the monument. A new contract starts in 2017. EMS will continue with Skamania County FD 6 acting as backup.
- 8) Treasurer's report
 - a. Brandy stated there are currently 8 cabin owners with outstanding accounts receivable balances, plus the 5 foreclosure cabins. Letters were mailed to the cabin owners with delinquent assessments, indicating that late fees will be assessed per the By-Laws.
 - b. The Board reviewed the accounts payable and payroll checks issued in February. All expenditures were approved by the Board.
 - c. The Board reviewed the checking/savings account balances as of February 29, 2016.
 - d. Brandy stated she is now a signer on the checkbook, and Denise Firth has been taken off of the account.
 - e. Cami Boyea from cabin 53 has agreed to audit the 2015 NorthWoods records through the transition from Denise to Brandy. Brandy will contact Cami to schedule the audit.
 - f. NorthWoods has a new email address. North.Woods@outlook.com. This will be added to the website for cabin owners to email. Brandy will monitor the account. Members are always welcome to email Board members directly.
 - g. The taxes were filed, and the 2015 books have been closed out.
 - h. Brandy is on a waiting list for a PO Box in Vancouver for NorthWoods mail.
 - i. We changed the registered agent from Denise Firth to National Registered Agent, InCorp Services Inc., 4816 Aurora Ave N. Seattle, WA 98103-6518.
- 9) Spring Cleanup is scheduled for April 24th.

The next meeting is scheduled for 6:30 pm April 5, 2016 at Collin Farrell's residence.

The meeting was adjourned at 7:40 pm.

Written and submitted by,
Carrie Lewellen
Secretary