

The North Woods Association, Inc.
Annual Meeting
Tuesday, November 14, 2017
Vancouver Water & Resource Education Center, Vancouver WA

Directors present: Collin Farrell, John Nicholson, Jon Puckett, Cindy Gaines, Carol Ellingson, Carrie Lewellen, Ken Docekal, and Mark Griffin.

In total there were 79 cabins represented at the 2017 annual meeting, either in person or by proxy.

The meeting was called to order at 7:05 pm and Collin Farrell welcomed the members and thanked them for attending. Collin thanked the caretakers for a great year. He acknowledged that Jim West has completed his 19th year at the NorthWoods. The caretakers completed clearing the roads with the heavy snow pack this past winter; worked on the water system; worked on the new docks; and Jim trained the new assistant caretaker Brian Parvi. Collin went on to explain that the meeting will follow the Roberts Rules of Order. The meeting will be run in accordance with the items on the agenda. He asked the members to hold questions until the end of the meeting under new business, unless the questions relate to the budget.

2016 Meeting Minutes

Collin asked if there were any changes or questions with the 2016 annual meeting minutes. No members raised any questions or requested changes to the minutes. Cabin #197 made a motion to approve the minutes. Cabin #5 seconded the motion. The minutes were approved by most of the membership, with Cabin #173 opposing.

President's Report:

Collin discussed the highlights of 2017. 1) There was increased communication to the members, with various email messages being sent throughout the year and Facebook posts. Collin noted that Board meetings are open, and that a few members attended Board meetings with specific agenda items this past year. 2) Jim West trained the new assistant caretaker Brian Parvi. 3) The water system was fixed. 4) New docks were installed, including kayak launches, and 5) the boom log work was started in October 2017.

Committee Reports:

Rules and Regulations:

Mark Griffin provided a report and covered 4 areas. 1) Mark stated that changes were made to Section 17 of the Rules and Regulations which will allow people to fish in the designated area on the boat dock. 2) There was a second series of changes concerning over water fueling. PacifiCorp PERK license and DNR require the NorthWoods members to follow Federal and State regulations concerning over-water fueling. This required adding two sections to the Rules and Regulations. There will be a fine for over-water fueling. The other change is that over-water fueling is prohibited in the marina and common area. 3) Mark went on to say that no incidents were reported in 2017, except for a few minor issues. No fines were issued. Mark stated that if you notice a violation, to please submit an incident report to the caretaker. If an incident is raised, members do have the option to appeal at a hearing, and 4) Mark reported that a minor change was made to the building code approval process. The change complies with the By-laws. The NorthWoods doesn't want people to assume that the NorthWoods verifies the

requirements of the lease. Members need to check and verify with Leslie at Waterfront Recreation that the changes they are proposing to make for improvements to their cabins do not violate the lease.

Marina Report:

John Nicholson reported that we are maintaining what we have. It was a wonderful year. We completed repairs from the storm damage in 2015. 1) We made an insurance claim due to the storm damage, and received a \$102,000 settlement from the insurance company to repair the docks. 2) We hired an outside consulting firm to help with the JARPA permit process, and we received the JARPA permit. We did it! 3) We ordered and installed new docks, using the just-in-time ordering process. Ken Docekal did most of the work managing this process. 4) We were able to salvage some of the log booms prior to the drawdown of the lake. We have an approved contractor scheduled for the first week of December, so that we can put the boom logs back in place. We are looking for donations of additional logs, because we may be short. We will know more soon. Jon Puckett then thanked the cabin members that we had to relocate to temporary boat slips, due to the missing sections of dock. There are 21 people on the wait list for boat slips. The plan in 2018 will be to take the number of common boat slips down to 6 so that more people can have boat slips that are leased. The lease rates are going up. It will cost \$1,500 for a 5-year boat slip lease, and \$300 for a 1-year boat slip lease, plus \$50 per year for either type, for the annual maintenance fee. The new lease agreements will be sent to the cabin members in December with the new rates. There will also be an addendum for the new rules for those that have existing leases. If members are not planning to renew their boat slip leases, please email Jon Puckett to let him know.

Water System:

Cindy Gaines thanked Jim and Brian on the work they did on the water system this past year, and Cindy also thanked Joe Ellingson from cabin #56 on the water system work he performed with the State. Cindy stated we are still working with the Washington State Department of Health to get everything in order after the 2016 well failure. We conducted the pump test in May as required by the State. Data was submitted to the engineer for review and evaluation and his report was submitted to the state as required. We are still working with DOH to complete the data collection and reporting requirements. When the north well was re-drilled, the State required that we had to pump and gather data for 24 hours. However, we were only able to pump for 23 hours. The data was submitted to the engineer, but we are still working on getting a good flow test. In addition to this work, we purchased and installed a back-up generator, and use both generators periodically. This will ensure that we are always able to run the pumps and provide water for the cabins. There was a small issue with the south well. When the trucks came in to fix the north well, we believed this caused an issue with the water lines. This turned out to be incorrect, the problem was a bad switch on the south well, which has since been fixed. In addition, close to Labor Day weekend, there was a leak with one of the valves on the main line, close to the 10 road. This was fixed by Jim and Brian the following Tuesday.

Caretaker Report:

Ken Docekal provided the caretaker's report in Jim's absence. The common area is in good shape. The potholes in the roads need to be filled, which will be done when the weather improves.

Investment Account Status:

Cindy Gaines read the report prepared by the Trustees, Andy Moyer, Carl Lindgren, and Michael Gaines since they were unable to attend the meeting. The trustees continue to use an investment posture which they believe will preserve the principal and provide for modest growth over time in the value of the trust assets. The trust account ended with a balance of \$166,981 on December 31, 2016, and as of November 12, 2017 the fund had a balance of \$178,715.

Collin stated that we are looking for volunteers for the investment committee to oversee the investments. We originally thought we might have to dip into the trust fund for the marina work, which ended up not being the case because of the insurance settlement.

Water Level Discussion:

Collin stated that we continue to look forward to a good working relationship with PacifiCorp. After going through the JARPA permitting process, this improved our relationship with PacifiCorp. Mark Griffin provided an overview of the water level. He stated with a good snow pack this past winter, we ended up with a lot of water in the lake. The water committee met a few times to develop a strategy for future years. They would like to continue to build upon the good relationship with PacifiCorp. He said they did notice the water level dropped after Labor Day again. Other priorities took Mark's time this fall.

Cabin 89 asked if the missing docks were ever found. John Nicholson replied no, they were never found. It is a huge mystery, because the docks are really buoyant. We cannot figure out how many boom logs we are short. The outer area will be done first. Cabin 1 has trees being cut. We may be able to use some of the logs from these trees. We also need logs for the dog area.

Cabin 189 said that we love the paddle boarding area, and asked if it would be possible to leave an exit near the marina so paddle boards and kayaks can exit close to the common area.

Cabin #14 said they like the kayaks. There was an issue with the kayaks parking and blocking the egress on the docks. Jon Puckett said there are 2 non-motorized boat slips to tie the kayaks up at, rather than putting them on the docks. They will follow up with the cabin owners if this happens again.

Collin stated that we are working with DNR to see if somebody decides to donate a tree, that perhaps DNR will waive their fee.

Cabin #197 said that he has a tree close to his place that could be used as a boom log.

Collin said there are also more trees that need to come down. There would not be a cost for the wood, only the cost to cut the tree down.

Cabin # 38 asked about the boat wait list. They asked if the list could be put on the website, so people know where they are at on the list. Jon Puckett said that was a great idea.

Cabin #78 said he has a place across from the common area. There is a lot of dust. He sprinkled the road with water this past summer and was threatened with a \$100 fine by Jim West. He asked where the rule was for this fine, and said he couldn't find anything in the Rules and Regulations related to this. Cindy Gaines responded that we did put in the rule because of the potential impact this could have on the water system. She said in prior years, they used to have an oil truck oil the roads to keep the dust down.

Cabin #89 asked if the new Rules and Regulations will be posted at the marina. John Nicholson responded that each pile on has a sign and there is one in the common area. He said PacifiCorp is really serious. We do not want to lose the marina. Collin stated that cameras will catch people trying to fuel their boats. Cabin #89 want to make sure people cannot fuel over water.

Cabin #192 asked how do you put more fuel in the boat? It was answered that the boats must be pulled out of the water, and the re-fueled, and then the member can re-launch the boat.

Cabin #160 asked what the definition of over-water fueling is with a pontoon boat. He said he can siphon the gas. John said that outside of the boom logs is outside of the NorthWoods jurisdiction.

Cabin #14 stated that there is a complication, because PacifiCorp charges the NorthWoods members to use the boat ramp. Collin said we will work with PacifiCorp and ask them if it would be possible to stop charging our members.

Cabin #77 said that after the notice went out that prohibits over-water fueling that there was fueling going on at midnight. Collin stated we noticed this as well, and the security cameras do work at night.

Cabin #9 said that they have friends at Yale and Merwin, and they do not have this rule. John Nicholson said we know it is rule in our area.,

Cabin #173 asked about the swim area. He said that since the re-doing of the logs, the algae bloom is worse. He said that several years ago he was told we couldn't put in white buoys so the water could ebb and flow. John Nicholson said he would look into it. Cabin #173 said the algae is stuck in the log booms. We need to try and fix this problem. Collin said he would check with the insurance agent to make sure removing the log booms does not violate any of the provisions in the insurance policy.

Treasurer's Report:

Collin presented the budget report. The operating budget proposal includes decreasing the dues by \$52, and increasing the water system budget by \$25. In total dues would be \$643 in 2018, compared to \$670 in 2017. The budget also includes a \$11,300 loan from the operating budget to the marina fund budget to cover the cost of boom log repairs.

Cabin #9 asked what the contingency dollars were used for. Collin responded the money was used for the boom log repairs. Cabin #9 asked if we had paid any legal expenses in 2017 or plan to pay for any in 2018. Collin responded that he cannot comment on pending litigation.

Cabin #89 asked if we could hit the insurance company up for the loss of the T sections of the dock that are missing. John Nicholson responded that we discussed this as a Board. We are not sure if it was lost during the first or second storm. We were dropped by the insurance company that paid the settlement, so we are in an awkward situation.

Cabin #173 asked if the annual meeting could be held on July 3rd in 2020. Cabin #9 said it would be hard to get a quorum in July. He said it is easier to get a quorum in November. Cabin #197 said that we would have to restructure the By-laws, etc. if the meeting was changed to July. The budget must be approved in advance of the next fiscal year.

Cabin #38 made a motion to approve the budget, cabin #197 seconded. All approved.

Election for Open Board Positions:

Collin recognized Cindy Gaines for being on the Board the past 3 years. In addition, she was on the Board during a previous term. Collin then recognized Ken Docekal for being the past president and serving as president for 7 – 9 years. Ken worked on the docks, the water system, worked with the caretakers, etc. and we really appreciate all that Ken has done for our community.

Cabin #13 counted the ballots. The election results were presented to the members. We had 3 people run for 2 open Board positions. Carrie Lewellen cabin #191 and Debbie Reynolds cabin #183 were elected to serve on the Board. The Board welcomed the Board members to the Board. Collin stated we are always looking for volunteers, and thanked the nominating committee for their time in this process.

New Business:

Collin stated that he had received an email from a member stating that this past summer, there were people driving up the hill on the first road to exit the NorthWoods. He stated this is very dangerous and to please not do this.

There was also a question about background checks. Collin stated that we developed a policy, and new hires will have to pass background checks prior to being hired.

Cindy Gaines said that her preliminary research of the Rules & Regulations did not find any rule related to watering the roads. Mark Griffin said he would also look, because this could be problematic for the NorthWoods. Cabin #197 said the institutional history about this, was that people were using chlorinated water to pressure wash and water roads. But it isn't in the By-laws. Cabin # 192 said he dittos this.

Cabin #189 said somebody was putting a "1" in front of their cabin sign at 19. It is a graffiti issue.

Cabin #41 asked where are the cameras, and felt this is an invasion of privacy. Collin stated we will not disclose the location, but assured the members that they are not pointed at cabins.

Cabin #9 asked if they are only in the common area.

Cabin #198 asked if anyone knows of Jamie Arean? They arrived at their cabin and noticed smoke coming out of the wood stove this past winter. They ended up with a squatter using their toilet, dirtying their dishes, and the water was turned off to the cabin. They got into the cabin because somebody had given out their combination. She said the caretaker is the only person who knows the combination. She asked if anybody else had this issue this past year. The Sheriff was called. The people said they got the combination from somebody off Craigslist. It is very disconcerting. Collin said that he had an issue with his own children using his cabin without permission, and that the caretaker does check to make sure authorized people are using the cabins. Cabin #198 said that people said that they snowmobile in the area, and were very apologetic.

Cabin #47 asked about the cameras. He asked if signs are posted notifying people that cameras are in use. Collin responded that we do have signs that say this already. He said we can add more signs to augment what we have.

#197 moved to adjourn the meeting. #5 seconded. Meeting adjourned at 8:15 pm.

Respectively submitted by:
Carrie Lewellen, Secretary