

**BOARD MEETING - JANUARY 24, 2009  
MINUTES**

**Present: Gary H, Gary W, Connie, Dave H, Dave W, Deb, and HOA member Mike Cohoon. Called to order 10:00 AM**

- I. TREASURER: Gary W reported that the Low Aircraft signs cost \$200. As we did not allocate *where* to take these funds from at the last meeting, the signs were paid with monies from categories that were not used in 2008. As the 2008 budget was completed 12/17/08 to be mailed with the annual meeting notices and the signs were paid post 12/17/08, this expenditure is not reflected on the budget that will be presented at the annual meeting. Notification to the HOA will be made at the annual meeting of this update.**
- II. PILOT COMMITTEE: Nothing new to report.**
- III. ARMSTRONG PROPERTY IN FORECLOSURE: Notice was received from Regional Trustee Services Corporation that the Armstrong property is going up for public auction 4/24/09. This item does not require Board action.**
- IV. LIENS: Simon Barnhart of Platt Irwin replied to the HOA with a letter stating his findings on the lien research. Although Barnhart recommended filing a new lien on the one existing outstanding property, Barnhart did not outline a procedure for the HOA to follow for future properties in arrears. Gary H volunteered to put together a procedure for Board review, and then send to Barnhart for review. It was noted that no certified letter has ever gone to Smith regarding the arrear status, so there is no confirmation that Smith has ever correspondence from the HOA. The bill received from Platt Irwin for work thus far was given to Gary W for payment. It will be mentioned at the annual meeting that the Board took action in contacting the attorney to establish a procedure for future property liens and to research the existing lien for current status.**
- V. GREYWOLF RD - The email received from the County regarding taxing on Greywolf Road was reviewed. This item does not require Board action.**
- VI. KITCHEN-DICK RD – Dave W asked about the Savage Glass van parked at the new construction site on Kitchen-Dick, very near the fog line. Deb had checked with a Sheriff's Office deputy and was told that as long as the van was off the road, it was legitimately parked. As of today, the van has been moved. This item does not require Board action.**
- VII. ANNUAL MEETING**
  - a. Dave W will be ready with a pilot report**

b. Gary W will be ready with a treasurer's report  
c. Deb will give a chair report, addressing old business brought up at the 2008 annual meeting: 1) web site hosting – keep as is unless HOA member wants to volunteer to research and bring report back to the Board; 2) speeding on roads – this issue was addressed and the county's radar trailer was brought in and monitored for a few days; 3) voluntary funds – there was a request to have a report on the contributions and expenditures available at the next annual meeting and this was done; 4) Mr. Susong's concern of the mowing at the east end was addressed and has been taken care of; 5) safety regarding the airstrip was addressed and low flying aircraft signs are being installed; 6) water in the ditch was brought up as a concern and the Board sent a letter to the water district; and more water appeared to be in the ditch during 2008.

d. Review of officers going off the Board: Gary W, Stan, Dave H. Mike Cohoon as accepted a nomination to the Board. Jane ? on Greywolf is considering a nomination. Bill Camuso has declined a nomination. Dave H has offered to remain on the Board if there are no other nominations from the floor at the annual meeting.

e. New Business: The following items will be brought up: 1) reminder to residents to turn off their outside lights at night, use sensors, or timers. 2) reminder to watch your speed on roads in the associations. 3) there has been a request from a homeowner on Greywolf Air Park to not use this private property as a walk-through the airstrip w/o permission from the homeowners. Greywolf Air Park is private property. 4) reminder to residents that the green/white address marker signs are for county emergency vehicles to locate homes, so please take care to have them properly displayed.

f. Deb will call the Dungeness Schoolhouse to assure the times for the annual meeting on Feb 7<sup>th</sup>. She will put out an email and remind the Board to meet early.

g. Dave H will take care of cookies and coffee for the meeting. (Thanks Dave)

VIII. POLICY BOOK: Each officer was asked to do a duty summary of their job to include in a binder for future Boards so as to outline what specific duties need to be completed by each officer. This binder will be a work-in-progress for the 2009 Board. Gary W has one completed. Stan – can you complete one?

IX. MEETING OF NEW BOARD: Gary W agreed to attend the Board meeting of the new board to impart his wisdom of the treasurer's position to the new treasurer. Is Stan willing to do the same?

Adjourned 11:10 AM