

MINUTES

BOARD OF DIRECTORS MEETING SEPTEMBER 21st 2009

Call to Order

The Mount Dallas Association Board of Director's meeting was called to order.

Board Members Present

Todd Kromer, President
Rikki Swin, Secretary
Mary Guard, Treasurer
Glenn Kaufman, Director
Dave Duggins, Director
Jim Guard, Director
Jim Blackmer, Director

Approval of Minutes

The April 7, 2009 minutes were submitted by Rikki Swin, Secretary and approved by all present.

Presidents Report:

Todd Kromer stated that Nighthawk should be included in any gravel plan.

Todd Kromer stated that our cash reservers were placed in a Vanguard account a few years ago when they were moved from Islander's Bank. The decision to do this was based on paying a higher interest rate which was 3% and non taxable as compared what Todd believed to be something close to 1.1% and taxable at Islander's Bank. The yield was some \$800 - \$900 per year however it is not FDIC insured.

Now that times have changed, the Vanguard fund is paying a much lower interest rate, Mary Guard confirmed the present rate at 1.1% and the interest yield for last month was \$7.00 based on \$33,409 in the account. Todd stated that Vanguard is not FDIC and is paying a lower rate than a typical CD at 1.6%. Todd recommended we now revert back to a savings account.

Todd Kromer motioned to move this account to a savings account.

Jim Blackmer seconded the motion

All Directors present unanimously approved.

Treasurers Report

Mary Guard submitted a Summary of Financial Activity, January 1, 2009 through December 31, 2009 (copy attached)

Todd Kromer stated the next order of business was to decide a SNOW / ICE plan for the coming winter season.

T Kromer stated that the community response to the use of any chemical ice melt was overwhelming and mostly opposed to any chemical substance at this time. Todd suggested we consider the sand or gravel in containers approach. The board discussed various options and came up with the following plan:

- 1) Rikki Swin will identify and purchase (5) plastic containers (waterproof, hopefully not yellow or any other bright color) and not to exceed \$200 @.
- 2) The containers will be filled with 5/8 minus gravel. The containers will be filled by a work party or possibly by hiring Jose.
- 3) Rikki Swin will purchase (2) buckets per container, suitable for scooping, carrying and distributing gravel to user selected locations.
- 4) The containers will be placed at three locations on the main hill, one down hill from Larkspur, and one on the steep narrow Trout Lake hill.
- 5) Rich Lawson will be called to plow and spread gravel in the event conditions are beyond the scope of what can be handled by the above containers and our individual efforts.

Dave Duggins, motioned.

James Blakmer, seconded

All Directors present approved.

Todd Kromer reported that he had recently received a copy of our insurance policy and he had a meeting scheduled for the next day with the agent. He will report at the next meeting.

Todd Kromer stated that (3) suggestions were offered by J. Boyd and the board discussed all three;

- 1) Raise the mailbox grade / all Directors present voted against this suggestion.
- 2) Property for sale should be treated as a full time resident paying the same as a full time resident. /all Directors present voted against this suggestion.
- 3) Add a traffic sign for traffic going down the hill to YIELD to traffic coming up the hill. This item was discussed at length and it was debated if it would not be better that traffic going up the hill would be better suited to yielding to traffic going down the hill, especially in inclement weather. In the end the board voted 3 in favor of having a sign and 4 opposed.

Todd Kromer introduced a discussion dealing with our ARTICLES OF INCORPORATION and the MOUNT DALLAS ASSOCIATION BYLAWS.

Rikki Swin stated that our ARTICLES on file with the State of WA were unknown in their content and that she is mailing a request for the State to send us a copy. Once we receive a copy we can amend (to change the name and address of the registered agent and possibly make other changes that we cannot consider until we have a copy). If significant changes are required, the procedure will be to amend and restate.

Rikki further stated that the BYLAWS were kept by the Association and not on file with the State and may need revisions to be brought up to date. Rikki Swin and Todd Kromer and James Blackmer held a meeting a week prior and had gone through the existing BYLAWS and made suggestions that are highlighted in YELLOW on a copy of the BYLAWS for consideration, recommendations and

discussion between Directors in preparation for the next board meeting. Rikk Swin has typed the BYLAWS and added the highlited suggestions and will email a copy to all DIRECTORS for this purpose.

Todd Kromer introduced the discussion of a Fire Escape route as requested by Rikki Swin.

Rikki Swin said that during a recent FIREWISE evaluation at her property it was strongly suggested that Mount Dallas residents try to establish a secondary escape road. Rikki researched the existing Trout Lake road that has a gate at each end prohibiting vehicular traffic. Rikki reported that otherwise the roadway was clear. Dave Duggins reported that he had a key to the gate that is on his property, and that he maintains the clearing of the route periodically.

Todd Kromer motioned that Rikki Swin should conduct the research necessary to accomplish this. Considerations are acceptance by the Town Of Friday Harbor, a break-away gate at each end, and possible liability concerns.

James Blackmer seconded

All Directors present agreed.

Todd Kromer asked Rikki Siwn to introduce the discussion around security camers.

Rikki Swin stated we have had a break-in and security options were available to us ranging from doing nothing to a fake camera to possibly a real camera solar powered transmitting a signal to a recorder which would keep track of every car / person coming up the mountain.

Rikki further stated that she was mentioning this per John Boyd who discussed it with her at the MDA party / meeting on August 29th, 2009. Rikki said she would like to have a security camera with a sign indicating we were recording everyone that came up the road. She further stated that she would also like to see a welcome sign instead of the present signage.

This discussion did not have any support and quickly died out.

Dave Duggins introduced a discussion about what should we do about jamie's mess?

Todd Kromer said we only have two choices, either pay for the clean up or forget it.

It was decided that a volunteer work party consisting of Dave Duggins, Todd Kromer, and possibly Paul Duggins would remove the debris.

The meeting was adjourned at 7:15 PM

Summary of Financial Activity
Mt. Dallas Property Owners Association
January 1, 2009 through December 31, 2009

Opening Bank Account Balance - January 1, 2009	\$469.58
Receipts - 2009 dues paid - 54 Property owners	<u>\$15,180.00</u>
Dues total - 2008 Balance forward & 2009 to date	<u>\$15,649.58</u>

Received - Mt Dallas Cluster Mailbox Fee - M. Bienvenu	\$100.00
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Disbursements 2009

01/13/09 - Todd Kromer - Annual MDA Mailing - Ck 1079	\$180.49
01/23/09 - Bob Tauscher - Tractor (2008) - Grade Kiya Way (3x) Larkspur, Remove Snow & Salt Road at the beginning of Mt Dallas Rd. - Ck 1080	\$718.00
02/13/09 - Hilsinger & Co. SJI PS - Mt. Dallas Assoc. - Tax Prep. "2008 Form 1120-H" - Ck 1081	\$200.00
04/10/09 - The Vanguard Group - deposit to MDA Money Market Fund - 0045 - Ck 1082	\$5,000.00
04/20/09 - Bob Tauscher - Grade Kiya - \$310 + Fuel + Cold Patch Work - Ck 1083	\$433.52
04/29/09 - Glenn Kaufman - Reimbursement of Burn Permit for Mt Dallas Assoc. - Ck 1084	\$10.00
07/20/09 - Todd Kromer - Reimburse - Inv. 2153 - Weedwack Larkspur Lane - Ck 1085	\$150.00
07/21/09 - Richard Lawson Construction - Inv. 17672 - Remove dump truck - Ck 1086	\$1,078.00
07/23/09 - Duck Soup Inn - Gift Certificate "In Appreciation" for T. Kromer - Ck 1087	\$150.00
07/27/09 - Jose Ayala Co. - Weedwack Mt. Dallas Road - 88 hrs. @ \$20 + \$137.28 Tax - Ck 1088	\$1,897.28
07/27/09 - Jose Ayala Co. - Weedwack Rockledge Rd. - 13 hrs - Ck 1089	<u>\$260.00</u>
	\$10,077.29
	\$15,649.58
	<u>+\$100.00</u>
	\$15,749.58
	\$15,749.58
	<u>-\$10,077.29</u>
	\$5,672.29

Balance - MDA - 08/31/09	\$5,672.29
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The Vanguard Group - Fund 0045

Opening balance 01/01/09	\$25,300.80
01/06/09 - Check purchase MDA Account - 12/30/08 - Ck 1078	\$3,000.00
Interest - 01/01/09 through 03/31/09	\$51.30
04/10/09 - Mail Check # 1082 for Deposit into Fund 0045 (listed in disbursements)	\$5,000.00
Interest - 04/01/09 through 06/30/09	\$42.16
Interest - through 07/31/09	\$7.66
Interest - through 09/21/09	<u>\$7.78</u>
Balance - Vanguard - 09/21/09	\$33,409.70

**Summary of Financial Activity
M/Dallas Property Owners Association
January 1, 2000 through December 31, 2000**

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Balance - MDA - 05/01/00

Balance - Vanguard - 06/01/00

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