

Mount Dallas Association
Annual Meeting Minutes 8/10/24
Meeting held at the home of Peter and Susan Davis

Board members present: Matt Moss, Bill Severson, Mark Sheppard, Diana Sibert

Property owners present:	Anita Bailor	Jonathan and Alicia McVey
	Ajayan Borys	Eden Moss
	Susan and Peter Davis	Valerie Navratil
	Peggy and Joe Erskine	Cain Neal
	Jane Fox	Laura Jo Severson
	James Fritz	Tom Sibert
	Mary and Jim Guard	Bob Tauscher
	Linda and Nash Gubelman	Curt Widdoes
	Sandra Hawley	

Welcome: Matt Moss brought the meeting to order at 1:40pm. He acknowledged and thanked the Davises for hosting the meeting and potluck, and briefly outlined business matters to be covered to include a board vote, a treasurer’s report, and voluntary committee sign ups.

Committee Information: Matt informed neighbors of the following: The finance committee is currently comprised of Matt Moss, Bill Severson, and Curt Widdoes. The road committee members are Matt Moss, Mark Sheppard, Teric Staton, Joe Erskine, Bill Severson, John Boyd, Bob Tauscher, and Jim Guard. Matt encouraged those who were interested in joining a committee to come forward. Committee sign-up forms were emailed to all property owners prior to the meeting. Cory Fitzgerald and Ajayan Borys turned in forms and are now also on the road committee.

Approval of annual meeting minutes of 8/5/23: Prior to the meeting, the annual meeting minutes of 8/5/23 were emailed to all property owners. Susan Davis moved that the minutes be approved, Eden Moss seconded the motion. All attendees agreed and the motion passed.

Treasurer’s Report: Bill distributed a current financial report, noting that we have two accounts at Banner Bank. One is a reserve account to repave the road. The other account is for a) administrative expenses for things such as postage and the MDA P.O. box , b) general maintenance for expenses such as weed whacking along the side of the road, c) voluntary donations to pay for insurance and incorporation charges, and d) voluntary side road accounts. Bill noted that we recently moved \$95,000 from the reserve account into a CD (Certificate of Deposit) in order to gain interest.

Bill noted that we currently have \$118,000 for road repaving, which has previously been estimated to occur in approximately three years. The road committee will be closely monitoring the condition of the road, as well as talking with contractors and experts, to gather updated information to determine when the next repaving should occur. The road committee will also be looking into getting cost estimates for

future repaving, taking into account inflation, in order to accurately determine annual property owner assessment costs.

Questions arose about the reason for the voluntary donation account. Board members Bill and Matt explained that the lawsuit settlement of June 2020 prohibits the MDA from specifically collecting money from property owners for 'general liability' and 'directors and officers insurance'. The MDA therefore relies on donations to cover these costs, which are approximately \$2500 per year.

In answer to another question about who is covered by our general liability insurance policy, Bill explained that all property owners are covered, even those who choose not to contribute to the donation fund. An opinion was expressed that that did not seem fair, and that we should consider billing all property owners for general liability insurance. Curt Widdoes (who is familiar with the lawsuit and settlement) explained that the MDA tried numerous times to get the court to allow billing for insurance, however the judge would not allow it. Curt expressed that as long as there are enough donations (as there have been to date), this is a non-issue, and that it would be unwise to ignore the court order (by billing for insurance which we are prohibited to do).

Potluck lunch break 1:55pm – 2:25pm

Ballots: Ballots for the board vote were distributed to attendees. Matt noted that all current board members agreed to serve another year and were on the ballot, and that Cory Fitzgerald had also volunteered to be on the board and was also on the ballot.

Guest Speaker Boyd Pratt: While neighbors sat looking out over a beautiful view of land and sea, local historian and author Boyd Pratt regaled them with tales of Mount Dallas and San Juan Island history. With the theme 'geography is destiny', Boyd spoke of many years of history beginning with the geological formation of our island. From there he touched on the history of seasonal fishing villages established by the Coast Salish people, to the Hudson Bay Company and the production of lime, to the naming of 'Mount Dallas' (named after Alexander Dallas, a chief officer in the Hudson Bay Company), to logging on Mount Dallas to provide fuel for the limekilns, and to the reason for, and demise of, hundreds of goats that once freely roamed the mountain. Boyd also shared photos, maps, and historical documents which, along with Boyd's presentation, brought our neighborhood's history to life.

Vote for Board Members: Prior to the meeting, Anita Bailor had kindly agreed to coordinate the vote and officially count the ballots. Anita reported that 21 votes were received, and that all were in favor of the entire slate on the ballot. The 2024-2025 board members are: Matt Moss, Bill Severson, Jill Staton, Mark Sheppard, Diana Sibert, and Cory Fitzgerald.

The official meeting portion of the day ended at 3:20pm.

Minutes prepared and submitted 8/12/24,
Diana Sibert
(covering for Secretary Jill Staton)