

Dowville Tract Association
Board of Directors Meeting
October 22, 2025

Eric Nelson opened the meeting at 6:02 p.m. The meeting was held via Zoom.

Present: Voting directors – Eric Nelson, Ed Childres, Cris Morris, Cecelia Sheeter, Lynn Linman, Karen Gunderson, Kelly Foraker; Others – Stan Linman, Karen Kamimoto.

Absent: Rio Hanson, Todd Goolkasian

Agenda: The agenda was approved unanimously.

Minutes: The June 22, 2025, minutes were approved unanimously.

Financial Reports: September 30, 2025, financial reports reviewed.

Eric Nelson moved, Karen Gunderson seconded the motion to renew the US Bank CD that expires 11/25/25. The motion passed.

Eric Nelson moved; Karen Gunderson seconded the motion to move \$50,000 from the .05% Savings account into a CD. The motion passed.

Eric Nelson moved; Cris Morris seconded the motion to accept the financial reports. The motion passed.

Delinquent Accounts will be re-billed at the end of October.

Canoe Racks: Ned Ryan reported via email that all five canoe racks have been reinforced this summer. As of October 19, all watercraft have been removed from the canoe racks for the winter. There are four spaces for sale by licensees and five spaces for sale by Dowville. Two of the five are up high, which are not popular.

Ned Ryan will draft a policy for the canoe racks to be presented at the March 2026 board meeting.

Water: Lynn Linman and Stan Linman reported only one issue with the main line. Winter Protocol will be in place by the end of October.

Chris Vereide is intending to get the trail work done before this Fall.

Roads: Kelly Foraker – there is no update on the seal coating work for Dowville East.

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Docks: Ed Childres – Repairs are in process. The south ramp had damage, the north ramp had dry rot. The wood repair work is complete, but the steel reinforcement needs to be done, and clean-up needs to be done. The bad floats and corner bumpers have been replaced. A 5mph buoy has been fixed and dead trees along the shoreline have been cleared. There are downed trees along the shoreline that SCE put on the ground. Whose responsibility is it to remove them – SCE or Dowville?

Nominating Committee: Karen Gunderson and Rio Hanson agreed to serve another term. Cecelia Sheeter terms out in June. John Horstmann has agreed to have his name placed on the ballot.

Bylaws: Karen Gunderson moved; Eric Nelson seconded the motion to change section 7.5 from \$1,000 to \$2,000, and section 2.4 to read “ The Association shall issue licenses for the exclusive use of the dock slips and canoe racks to **Dowville Tract permittees.**”, and section 6.2 (b) **delinquent in assessments or has a history of late payments, etc.**). The motion passed.

Meeting Dates:

March 11, 2026, at 6 p.m. Budget Meeting
August 8, 2026, Dowville Social
October 21, 2026, Board Meeting (tentative)

Destroyed Cabin Status: Lot 74 West -Another letter will be sent with a request to provide an update by January 1, 2026.

Water Testing: No update

Adjournment: The meeting adjourned to Executive Session at 7:08 p.m.

Karen Kamimoto, Secretary