

# Dogwood HOA Annual Meeting — Minutes (2026)

**Organization:** Dogwood Homeowners Association

**Meeting Type:** Annual Meeting

**Date:** Sunday September 13th, 2026

**Time:** 1:00 PM – 3:00 PM

**Location:** Shaver Lake Community Center / Virtual (Zoom meeting)

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## Attendees

### Board Members Present:

- Ricardo Aguilar — Interim Secretary
- Garry Gonsalves — Interim President
- Karin Jones — Interim Treasurer
- Walter Lehrman – Board member
- Alvin Mendonca – Board member
- Susie Van Aacken – Board member

### Community Members Present:

- 24 lot members present in person and 3 lot members via Zoom
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## Call to Order

The meeting was called to order at 1:05 PM. A quorum of members was established.

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## Background & Current State of the HOA

Garry Gonsalves provided an overview of the HOA's current situation following the departure of two board members, including former president Pete. Key points included:

- The HOA's traditional functions — road maintenance and water services — have been transferred to the county via a **CSA (County Service Area)** fund, which covers all 100+ lots in Dogwood area regardless of HOA status.
- The HOA's remaining responsibilities are limited to: collecting annual dues, maintaining liability insurance for board members, and covering miscellaneous community expenses (e.g., lighting).
- Enforcing the existing CC&Rs has proven difficult, and finding volunteers for leadership positions remains a persistent challenge.

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## Financial Report

| Item                                         | Detail              |
|----------------------------------------------|---------------------|
| Total lots in Dogwood                        | 71 lots             |
| Lots currently paying dues (as of last year) | ~58 lots            |
| Annual dues (current)                        | \$100 per lot       |
| Current funds on hand                        | ~\$7,500            |
| Upcoming insurance payment (March)           | ~\$3,000            |
| Estimated legal cost for dissolution         | \$12,000 – \$16,000 |

The majority of existing funds are directed toward board member insurance costs. The upcoming March insurance payment represents a key deadline driving the urgency of the HOA's decision.

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## Options Presented

The board presented four paths forward for the HOA:

1. **Continue as is** — Maintain current operations, dues collection, and insurance.
2. **Legally dissolve the HOA** — Pursue formal dissolution through legal counsel, estimated at \$12,000–\$16,000.
3. **Amend the CC&Rs** — Update governing documents to limit the HOA's authority and reduce overhead.

4. **Walk away completely** — Cease all HOA activities without formal dissolution (not recommended).

The board recommended **against** the "walk away" option due to unresolved legal and financial liabilities. It was also noted that dissolving the HOA would eliminate its authority to collect dues and enforce CC&Rs, though the CSA would continue managing roads, water, and other services unaffected.

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## Discussion Highlights

- Members raised concerns about enforcement of community standards (e.g., short-term rental violations, property maintenance) without HOA authority.
- Some members expressed support for dissolution, noting it could make properties more attractive to prospective buyers and rebuilders.
- The board clarified that water and sewer infrastructure is already under county control and would not be impacted by dissolution.
- It was suggested that, if dissolved, a voluntary community organization could be formed to maintain neighbor connections and host annual events.

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## Vote on HOA Dissolution

**Motion:** To formally dissolve the Dogwood HOA.

| Result      | Count                                             |
|-------------|---------------------------------------------------|
| In favor    | 18                                                |
| Opposed     | 3                                                 |
| Undecided   | 4                                                 |
| Proxy Votes | 13                                                |
| Outcome     | <b>Moving forward with a formal vote via mail</b> |

While a majority of those present favored dissolution, the members agreed to conduct a community-wide ballot to be sent with the due's collection letter.

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## Resolutions Passed

1. **Dues Increase:** Annual dues will be raised to **\$200 per lot** as a one-time assessment to fund legal proceedings for dissolution.
2. **Community-Wide Ballot:** The board will draft and send a formal letter and unofficial ballot to all 71 lot owners explaining the dissolution plan, the one-time dues assessment, and instructions for submitting their vote (by mail, email, or phone).
3. **Contact Information Update:** The letter will include a request for updated mailing addresses, phone numbers, and email addresses for all lot owners.
4. **Back Dues Notification:** Lot owners with outstanding balances will be individually notified of their current amount owed within the same mailing.

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## Board Officer Elections

The following interim officers were nominated and accepted their roles:

| Role      | Officer         | Nominate by                                  |
|-----------|-----------------|----------------------------------------------|
| President | Garry Gonsalves | Karin Jones seconded by Ricardo Aguilar      |
| Treasurer | Karin Jones     | Garry Gonsalves seconded by Esther Zambataro |
| Secretary | Ricardo Aguilar | Karin Jones seconded by Esther Zambataro     |

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## Action Items

- ☐ **Board (Garry, Karin, Ricardo):** Draft and distribute a letter to all 71 lots detailing the dissolution plan, one-time \$200 dues, ballot, contact info request, and back-dues notifications.
- ☐ **Board:** Actively reach out to all lot owners to encourage participation in the vote.

- ☐ **Board:** Engage legal counsel to proceed with formal HOA dissolution if the community-wide vote achieves the required majority.
- ☐ **All lot owners:** Submit votes on dissolution via mail, or email. Update contact information with the board.

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## Adjournment

There being no further business, the meeting was adjourned at 2:40 PM. The next key deadline is the **March board insurance payment (~\$3,000)**, by which time the community-wide ballot results are needed to guide the board's decision.

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*Minutes recorded by Ricardo Aguilar, Interim Secretary — Dogwood HOA*