

**SALISHAN HILLS OWNERS ASSOCIATION
BOARD MEETING SEPTEMBER 30, 2016**

PRESENT: Marcia Stone, President; Ann Butler, Director; Anita Easton, Secretary; Ken Easton, Manager; Adele Cooke, Treasurer/Bookkeeper; Mario Biondini, Director and Tim Dodson, Director.

GUESTS: Dave Perry, Richard Krolak, Adele Cook, Jim Wiggins, Michael Dotterer, Bob and Ruby White, Linda and Cliff Kostalik, Peter Berger

President Marcia Stone called the meeting to order at 4:00 PM.

Property Maintenance/Lot Cleanup

Manager: Conducted review of all properties, sent notices to 107. 24 have corrected their issues. 11 are in process. 72 have not begun yet. If anyone has a contractor they like, let Ken know.

Tim wants to know if there's a document that can be shared with the board with notes on each lot. Ken can email copies to board---Action Plan.

Common areas - Ken shared list with Ron. He can accomplish some, and contractors will accomplish the rest. Ron has the list now and will go around and see which items he can take care of.

Tim moves that the Board move all committee budget monies under control of Manager. Committees can continue to do work as advisory, and Manager will make decisions regarding what to spend for each committee. Money will still be broken out into budgets, but Manager will make decisions on how to spend. **Ann seconded.** Board approved.

Tim would like to meet with Ken after he meets with Ron.

Richard Krolak has a question: concerned about the status of the lots and their cleanup schedule. Would like to know when the work is done or planned to be done. He is concerned about fire/safety hazards. Marcia says the attorney told her the process is public information. If a neighbor asks about a property, the response is that the Board is following process and they're aware of the problem. If they want to see the spreadsheet, we can post it on a public information process. Email can be sent to either Ken or Marcia, and they will respond with the individual information.

Linda Kostalik wants to know if committees will be dissolved and will it sever the relationship with Carmelo/landscaping. Tim confirms that all committees will be advisory and Manager will handle the finances. Recommendations will be reviewed and answered. Manager will find the best opportunity/cost for contractors.

Adele does not like the idea. Linda feels the committee should have a relationship with the contractor (Carmelo) and how they're going to fulfill their commitments for fiscal year 2016. Tim feels common areas should be handled by manager and not the committee. The contractor-manager relationship will improve with this change. Linda would like Carmelo to continue on to finish landscaping for the rest of the fiscal year. All future communication will go from Linda to Ken, who will advise Carmelo and he will manage the financial aspect.

Jim Wiggins – Manager is supposed to be a member of every committee. There is supposed to be a Board member on each committee as well. Committee members are only supposed to have a term limit of 2 years.

Marcia says we can use Oregon Public Records Law for public dissemination of information, as per SHOA lawyer. Tim feels the Board needs a process, and would like the Board to investigate their own process that is clear and communicated properly. Marcia says our lawyer said we do need a definite process. At our next meeting, we could do a work session to write a process. Tim would like to write a process and let the Board discuss it. He will have it for Marcia's review before the next meeting.

Cliff Kostalik feels there are a lot of differing personalities, and legal support is necessary.

Bob White feels the letter sent out was highly confrontational. He would like specifics on who will approve his work, and when it is determined that the work is finished. He is insulted by the mentioning of a fine in such a letter. Tim responds that there were general memos sent out (nice letter) regarding lot cleanup, and there was no response from homeowners. Bob thinks the Board should be held to the same standard, and feels there is no way the Board can finish their work within the same 90 days that homeowners are held to.

Rental Agreements:

As per last meeting, Marcia would like to talk about rental agreements. The CC&Rs are worded a bit strangely, and needs further description regarding "subleasing" and to whom (family, friends, etc). Should we ask the attorney? Marcia could not find anything regarding upstairs/downstairs separate rentals. She cited an Air B n B case where Supreme Court agreed with the owner that they were allowed to do short term rentals, because owner is not a business entity. Our CC&Rs are specific about rentals being a minimum of 90 days. Manager is supposed to have contracts from renters, or owner will get a fine. Tim says we need to define what a residence is, because the CC&Rs are not clear. How should we address further issues regarding 2 different people renting a residence. Does it require a kitchen, baths, etc? What constitutes a legal residence?

Mario wants to know if we can legally forbid people to rent? Tim says we need to confirm what a residence is, and is renting for 90 days with one agreement, or multiples?

Marcia feels we should contact the attorney and Tim moves that we authorize that. Ann seconded. Marcia will call lawyer. Motion approved.

Next meeting: October 21, 2016

Meeting adjourned at 4:55. Ann moved and Tim seconded.

Respectfully submitted,

Anita Easton
SHOA Secretary