

**Salishan Hills Owners Association
Board Meeting Minutes
October 18, 2024, 2:00 p.m.
Salishan Coastal Lodge - Boardroom**

Board Members in attendance: Sherry Barrett, Teresa Baron, Bill Hite, Michele Paul, Charles Romero, and Scott Barrett, Treasurer.

Owners attending: Jennifer & Tom Vick, Adele Cooke, Kit & Lori Close, Dawn Koester, Michael & Susan Dottarar, Patti & Rick Little, Steve Lindsey, Melissa & Luther Nornes, Marcia Stone and Beau Horn, Cindy Chao, Kris Dundas-Rankin, Mark Sanders, Alex Ham, Sharon Jorgenson Rose Sichel, Jim Haymes & Barry Montagnino, John Manca, David St. George, Joe Peregrino.

Sherry Barrett, SHOA Board president called the meeting to order at 2 pm and declared a quorum. Barrett reminded the membership; this is a Board business meeting to conduct Board Business. Membership comments will be held until called upon for comment.

Barrett asked for a motion to waive the read the May 17, 2024, meeting minutes. Paul made the motion, Hite seconded, unanimous vote by the entire Board.

Property Managers Report – Baron reviewed the protocol for our entry gates. The barrier arm had hit a resident's vehicle and done some damage. The owner of 534 had filed a claim with our insurance company State Farm for damage. The claim was denied since the protocol had not been followed.

The new custom-built Tiger Teeth for the Main gate were installed, Metro Overhead is no longer able to get parts. They are much quieter now. A new set on order for the Bluffs gate. They were not able to repair either set.

Road work was completed for this year. Dan Price Construction and Gettis Paving completed the plans projects on Salishan Hills Drive, Fairway Drive and Bluffs Court. There was a mix up on the completion of Island Drive.

Tennis Park is complete with the re-surfacing and marking of the two lower courts. The pavilion was re-enforced, and stairs were added. Some new furniture and landscape have been added this summer. It's a beautiful area for all to enjoy.

Firewise drove the property with Baron, suggestions were made to limb up trees on the roadsides. Increase signage, develop a map for EMS. Encourage residents to clear roofs and gutters of needles and moss and clear any wood or yard debris.

Reminder to respect neighbors' property, no trespassing. Mindful of homeowner's landscape choices within the SHOA guidelines. What is violation or annoyances? Noise, Speeding, Horn Honking.

Treasurer's Report

Scott Barrett reported majority of owners had paid their dues, there are 2 in arrears for this year and prior years. Four others have made no payment this year. Baron sent certified letters to the

owners. Brief review of the reserve study draft which had been received with a few corrections to be made. Also, the review by an independent CPA for the fiscal year 202 has been completed. Barrett reviewed the past 3 months spending and “we are on track”. Reports on file. The Corporate Transparency Act was discussed.

Design Committee Report - There have been the typical requests for removal of trees, gutters, exterior siding replacement and painting. Construction on an addition to 402 was discussed. New home construction on Lot 495 Spruceburl. Final Inspection was done on 552 and 542 and due to technical issues, the reports are delayed and will be reviewed at the next Board meeting.

The Landscape Committee- Hite didn't have anything to report.

Forest Management Committee- Paul and Horn discussed their recommendations for this year's work. Limbing of the trees on the SHOA roadways. Coast Trees to do the work.

OLD BUSINESS

Barrett introduced and welcomed Bill Hite and Charles Romero as newly elected SHOA Board of Directors. This is the first regular Board meeting in the new fiscal year. The Board of Directors have elected Barrett as president, Hite as Vice president.

Salishan Leaseholders have increased their yearly rate from \$350.00 to \$1750.00 for SHOA members to access their private gate. In the spring of 2024, we received an invoice for years 2022 (\$350), 2023 (\$1750) and 2024 (\$1750) a total of \$3850.00. There is not a written agreement in place, after much discussion with their Property Manager and Board President, if we did not pay in full, they would deny access. We have paid the invoice but need to reach an agreement going forward. Romero volunteered to draft a proposal to present to our Board at the next meeting.

NEW BUSINESS

Definition of “Quiet Enjoyment” in the CCR's was reviewed. There have been many emails and complaints of noise from a resident's vehicle where a large non-standard issued muffler has been added to his truck. Many owners in attendance commented on the disturbance several/many times a day. Windows shake, the house vibrates, they are awakened at odd hours when this vehicle travels up and down Fairway Drive. The noise is so loud it can be heard from a far distance. Research will be done to develop a definition for “Quiet Enjoyment”.

Tree Topping is a SHOA violation with a fine. Lot owner 401-402 topped trees, a very heated discussion was had among many residents. This owner had been given permission to a one time topping in 2022. The one-time approved topping was done in 2022. On June 13, 2024, I received a message from a Bluffs resident that tree topping had been done at 401. I called the owner, she said she was having the health of the trees looked at, not topping. The discussion got so out of control that Barrett said we would do some research and review at a future meeting. The issue of the violation was not addressed at this meeting.

John Manca owner of lots 431-433 (one home on the property) asked to address the Board. He brought a plot map and pictures of the neighboring property. He states his tenants continue to have parking issues. He suggested the road that borders his property is his private

road and not SHOA's. He suggested widening the road which would cut into another property. His issues had been brought to the Board in 2023. At that time, the Board suggested he request Design Committee approval to asphalt a parking area on the rear part of the property. He never sent in a request. He was again encouraged to send a request.

Meeting was adjourned at 3:35 pm

Next SHOA Board meeting is November 15, 2024, at 2pm

All documentation and reports are on file with these minutes.