

**Salishan Hills Owners Association
Board Meeting Minutes
November 19, 2023, 2:00 p.m.
Salishan Coastal Lodge - Sitka Room**

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

Owners attending: Laura St. George, Melissa & Luther Nornes, Peter Berger, Patrick Vanderhout, Janet McCulloch, Michael & Susan Dottarar, Bob Riffle, Don Bruzzi

Sherry Barrett, SHOA Board president called the meeting to order at 2 pm and declared a quorum was present. Barrett reminded the membership; this is a Board business meeting to conduct Board Business. Membership comments will be held until called upon for comment. We are not required to provide Zoom or teleconference connection for this meeting. Barrett asked for a motion to waive the reading of the September 29, 2023, meeting minutes. Paul made the motion, Hite seconded, unanimous vote by the entire Board.

Property Managers Report –

- Reminder to all residents, do not engage your remote until you are at the call box. People are setting off the alarm too early causing timing issues.
- Bluffs Entry Gate still needs some finishing grout work, Contractor plans to complete that when we have some dry weather.
- All drains were cleaned, new pipes needed to be installed in some areas, due to large roots inside. If you notice any drains we missed, please let me know.
- Lot Maintenance review will be conducted by Landscape Committee Chairman Bill Hite and I this year. We will complete this next month.
- Road Repair- projects were mapped out in April this year with Dan Price. He has been unable to start due to the lack of wetness in the rock used to compact. I have been in contact with Dan Price, and we are still hoping to get some work done prior to the weather change.
- Sweeping of Roads by Allen's Lot Maintenance does not seem to be a cost effective or adequate manner to clean the roads. It was discussed in the Landscape Committee meetings to return to having the Landscape Maintenance Contractor blow the roads after a major storm or after working in a particular area.
- Tennis Park Pavilion - We are waiting for two bids to remove the walkway, reinforce the flooring, failing handrails and bring the Gazebo area up to code. Add new entry stairs to the Pavilion from the dog park court.
- A utility trailer was purchased and is now located in the Green Waste area for membership use.
- Two different local business owners, who are SHOA members have contacted me to send out advertisements from them to the membership. Discussion from Board members and decision was to not start this practice.
- Is a canoe or kayak a boat? If Boats are not allowed to be stored, why do we have visually hung kayaks in a few neighbors' front properties. This is considered a boat, and they need to be stored in garage or off property.

Treasurer's Report

Scott Barrett reported dues payments were punctual this year. Only one delinquent account. We have not had any large expenditure since road work had been delayed. Reviewed the financial reports for September and October 2023.

Landscape Committee Report - Hite reported two additional benches are to be planted. They are looking at purchasing some additional plants for the common areas.

Barrett invited everyone to join the committees. There are several committees which would welcome some volunteers. Please contact her with your interest.

Design Committee Report - Peragine reports there was final approval requested from new construction at 544, there are still several areas that cannot be signed off on. They are accruing fees until they complete their construction. There has been the typical request for removal of trees, gutters, and light fixtures replacement.

OLD BUSINESS

Barrett stated we had not heard from John Manca in reference to his presentation at the September meeting. We will wait to see if he submits a proposal.

A certified letter was sent to Lot 575's attorney with no response at this time.

NEW BUSINESS

Discussion was had on the definition of renter vs guest and Single-Family Dwelling in our CC&R's. There are several owners wanting to rent out a portion of their home while remaining in it. Board members have agreed to get legal advice from our attorney. Hite made the motion, Paul seconded, and the Board voted unanimously to approve the motion.

Several formal complaints have been received regarding Design Committee violations. Gravel piles, woodchips, ladders, incomplete home projects stored on properties visible from the road. Discussion of what is "clean and attractive" which is the wording in SHOA's governing documentation. "Each lot shall be maintained in a clean and attractive condition". This is a very broad statement and leaves it open to individual interpretation. Barrett allowed for comments from several residents who were concerned about their neighbor's property. "It brings down my property value". One resident has his home for sale and is concerned about all the building supplies and equipment which just sits on his neighbor's lot and does not seem to move.

Design Committee chairman Peregrine agrees there is no specific definition to guide regulation and fines. Letters of suggestion can be sent to owners to remind them to clean up. Further discussion and definition needed.

Next SHOA Board meeting is January 12, 2024

Meeting was adjourned at 2:49 pm

All documentation and reports are on file with these minutes.