

**Salishan Hills Owners Association
Board Meeting Minutes
March 15, 2024, 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: Dawn Koester, Peter Berger, Steve Lear, Jim Leggitt, Michael & Susan Dottarar, Patti Little, Kathleen Shepard, Steve Lindsey, Daniel Saucy,
Zoom: Melissa Nornes, Lori Close, Deanna Davis and Julie Pearson

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. Barrett asked for a motion to waive the read the November 17, 2023, meeting minutes. Paul made the motion, Hite seconded, unanimous vote by the entire Board.

Property Managers Report –

-Annual landscape special project has been completed. The canyon by the front gate has been cleared of overgrowth. We need to rebuild the bridge, but we will wait until better weather.

-Road Repair- projects are scheduled for May 2024 with Dan Price Construction.

-Tennis Park Pavilion – Bid was presented to the Board 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. The bid was awarded to Boulder Creek Construction for \$7760.00.

Carmelo Reyes was awarded the bid of \$3,000 to remove the existing staircase and walkway that leads to the Gazebo. He is to demolish and remove the remains.

-Lot Maintenance review was conducted by Landscape Committee Chairperson Bill Hite and I this year. We sent out letters in January 2024.

- Reminder, all SHOA roads are private, and adjacent timberland is private. Calls from two different owners asking me to remind residents not to trespass on their land.

-Reminder, dogs are to be on leash when off your property.

Neighborhood Complaints

-An exceptionally large dog has been running loose multiple times, at the Bluffs and on Fairway. Neighbors and Landscapers fear this dog.

- Pile of Gravel, Woodchips, what is the acceptable length of time to leave untouched in a yard.

-Ladder and building supplies piled up for extended amount of time with no activity on projects.

-Contractor hours reviewed 8-6 Weekly, 9-4 Saturday, No Sundays, or Holidays

-Landscapers being yelled at by neighbors.

-Yard Art- what is acceptable, and should it be approved?

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 November, December 2023, January, and February 2024.

Barrett has researched getting a new Reserve Study, the cost for a site visit is approximately \$3050.00. SHOA's last study was conducted in 2019. The Board unanimously passed a motion to order a study in the new fiscal year.

The property manager's contract calls for a rate increase each January based on COLA. The documentation was distributed to the Board. Hite made the motion to increase the property managers' contract by 3.09% and back date the increase to January 2024. Paul seconded the motion and the Board unanimously voted in favor, Motion carries. Baron abstained. Scott Barrett is the chairperson of the Budget committee. The committee will be meeting next week. to start working on SHOA Budget for the fiscal year of 2024-25.

Landscape Committee Report - Hite reported two benches have been planted. They are looking at purchasing plants for the communal 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 - There have been the typical requests for removal of trees, gutters, and light fixtures replacement. A new home will start construction on Lot 495 Spruceburl. Construction should be completed on 552 Fairway Drive in May, and we will follow up on the completion of 542 Fairway Drive. Invoice to be sent to 542 for the extensions.

NEW BUSINESS

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.

Seven different homeowners have projects without Design Committee approval.

533 Created, added new windows, and created a cedar wall around existing pond.

464 Chimney removal and new roofing project.

460 Painted deck, added fence and front entry wood design.

489 New roof and Exterior paint color change

517 Exterior decorative cedar screen feature added.

472 Retaining stone wall.

456 Utility shed.

Multiple houses have added hardscape to their yards without approval.

Board discussion that it is getting out of hand. a letter of violation and possible fine are to be sent to all mentioned owners.

All violations are to be reviewed in 30 days and if retroactive request has not been received, fine will be applied.

Hite suggested sending a monthly reminder to all homeowners about the need to get Design Committee approval before you start a project.

Peragine reviewed the previously approved tree removal request from Lot 406. The owners did not remove the tree, instead they had the tree carved into a statue which instead a large eagle.

A piece of Yard Art. Several complaints were received from neighbors. The Design Committee presented the issue to the Board for review. Discussion was made that the original request was to remove the tree, not create a piece of art. Paul made the motion to have the owners cut the tree down as originally requested within the next 30 days to avoid a fine. Hite seconded the motion, a vote by the Board was unanimous. Letter to be sent to the homeowners.

Lot Owner 526 had requested to address the Board regarding lot maintenance request. The owner did not attend the meeting.

Next SHOA Board meeting is May 17, 2024

Meeting was adjourned at 3:06 pm

All documentation and reports are on file with these minutes.