

Salishan Hills Owners Association
Board Meeting Minutes
Friday May 19 2023, 2:00 p.m.
Gleneden Beach Community Club

Board Members in attendance: Terri Parker, Teresa Baron, Joe Peragine, Bill Hite, Sherry Barrett (called in), Scott Barrett, Treasurer.

Owners attending: Laura St. George, Jeff Starr, Kathy Lebeuf, Peggy & Alex Ham, Arla Baragae, MaryJo Hessel, Doris Roy, Jim Leggitt, Joanne Lednicky, Rich & Patti Little, David Hill, phone in participants: Dawn Koester, Ron & Deborah Childs, Deanna Davis

1. Called the meeting to order @ 2:00 pm
2. A quorum was established
3. Minutes from March 24, 2023, were unanimously approved

4. President Report

The meeting got a late start due to technical difficulties with Zoom. We were not able to connect to the Zoom application so switched to a teleconference so members could call in. Terri Parker turned the meeting over to the Property Manager.

5. Property Manager Report

Tennis Park- Bathroom has been cleaned, urinal repaired, water fountain removed, Tennis and Pickleball neighbors have taken responsibility for supplying and cleaning the restroom for the season. Code is "7266". Heater in the Manager's Office does not work, getting bids to replace or repair.

Discussion on plans for the Tennis Courts and Pavilion will be in new business. We are awaiting a written bid to re-surface the two lower courts. The verbal bid was \$45,000.00 which includes painting two additional pickleball courts.

Design Committee Approval- Homeowner's are not requesting approval for exterior changes. Reminder of Contractor/Vendor Hours and of parking. Unit owners are responsible for notification to vendors.

Parking on SHOA roadways is out of hand. In the past few months, we have had multiple complaints from neighbors. Road blockage, line of sight is blocked because of illegal parking on roadsides. The rules apply to all SHOA members, no exemptions. If you are having guests, ask your neighbor for permission to use their driveway.

A few neighbors have asked for additional road signage. Examples, "One-Way- Do not Block Road", "Lookout for Children, Cyclists, Joggers, Walkers, Dogs, Wildlife". Discussion was made that residents already complain of too many signs, suggested to work on informing neighbors of the rules and their responsibility to guests and vendors.

Remind all members to pull the invasive "scotch broom" that is popping up everywhere this time of year. Having landscape contractors working in the common areas.

SHOA Roads – Sweeping Contract. We had Allen’s Lot Maintenance Sweep Roads, they came on the wrong day and worked without notification. We were not able to direct them to do ALL 3.2 roadways. They worked for 4 hours, since the roads had not been cleaned in so long, it took longer and the amount of debris that was collected was unbelievable. SHOA does not have to commit to a contract. After Board member discussion, it was decided to try having the roads swept once a month in the storm season. This would begin in October 2023 and re-evaluate in a few months.

Allen’s Lot Maintenance also submitted a bid to re-stripe all fog lines and center lines of all roads. It came in at \$9,2893.78. After discussion, we will re-evaluate it after the roadwork is completed in the fall.

Bluffs Entry Gate Design Project is nearly complete.

The approved purchase of a chipper on March 24, 2023 was re-visited. Hite motion to decline the purchase of the proposed chipper, Barrett seconded, the Board’s vote was unanimous.

6. Treasurer's Report- Barrett reported all spending in March and April was routine. The biggest expense was the storm clean up which expenses are up to \$18,000.00. There are only a few unit owners in arrears of dues & assessment. See attached reports for March and April 2023.

7. Committee Reports

Budget Committee- Scott Barrett is the Chairman of the committee. Committee members are Patti Little, Richard Krolak, Terri Parker, Chuck Feist and Teresa Baron. We have met a few times and are submitting the attached proposal Budget for FY 2023-2024 for Board Approval. We do need to adjust the amount allocated to Road & Drain with the latest bid just received from the proposed \$5,000 to \$50,000. Hite made the motion to add \$45,000 to Road Repair line item in Reserve Expenses for Road Repair, Peragine seconded and the remaining Board members unanimously voted in favor to adjust the amount and approve the 2023-24 Budget.

Design Committee – Peragine reports here are currently two new home construction sites in the Hills. Lot 544 and 552. Owners of 544 will need to ask for an extension on their project. A request adding a Hot Tub at 408, Removal of Large tree at 447

Forestry – Ron Child submitted a written report. Forest 3–5-year plan has been updated and is on the website. Ron is preparing a map to the Emergency Exit Road prior to the Annual Meeting.

Emergency/Safety Committee – An email was submitted on May 17, 2023 with their desired budget request. The board declined. All committees were asked to submit their proposals prior to the first Budget Planning Sessions. They reached out to this community 3 times with no response until two days prior to the final budget approved.

Landscape Committee- There was not a May meeting and not much to report. The committee submitted their request to the Budget Committee for the new fiscal year.

Road and Drain – Baron met with Dan Price to review the marked areas which the committee members have been monitoring this year. The priority areas were identified as: Fairway (two areas), in front of the Pond and Unit #540. Salishan South (2 areas), Surfview and Bluffs Court

(includes 3 strip drains). Price Construction is doing the repair and arranging for the asphalt repair when complete.

OLD BUSINESS

Annual Meeting Parker reminds everyone the date is July 8, 2023. After reviewing the community survey which was sent to all unit owners, the consensus was to have it at the Gleneden Beach Community Club due to the low rental fee of \$25 and have a very short meeting with one speaker, the General Manager from the Lodge. Members want to have a BYOB social. More details to be sent out to members.

Island Proposal "Pitch Point" Parker had prepared a document which was sent to all SHOA Board members prior to the meeting which includes Janet McCulloch president of the Island. Parker reached out to McCulloch for her thoughts prior to the meeting with no response. (a copy is attached) After much decision from the SHOA Board members, the membership and Jeff Starr (Parker handed him a copy of the proposal). Starr who was in attendance and is an Island Board member, Hite made a motion to approve items 1 and 2 but contingent upon item 3, Baron seconded, and the remaining members voted unanimously in favor.

NEW BUSINESS

SHOA 2023-2024 Proposed Budget. The budget was approved during the Budget Committee Report. Parker brought up the increased dues for the new fiscal year. A 10% increase will be added to this year's dues. (2022 had a carryover of 4.81% and the CPI increase for 2023 was 6.41%, which leaves a 1.22% carryover for 2024). A few members have already questioned the right of the Board to do this without a vote by the membership. Parker has reached out to SHOA's attorney for review of the procedure.

Design Committee Rules and Extension Guidelines

There have been several homeowners who have not submitted a request for approval on exterior changes and have made major exterior changes without D.C. approval.

We have three separate units with major violations. Neighbors have complained about color choices for exterior paint that were not approved nor would have been. Asking the Board for approval to send violation letters to units 515 (exterior paint) and 489 (exterior paint, new garage door, new roof, and major changes to landscape). Baron made the motion, Hite seconded, and the remaining members voted unanimously in favor.

Unit 544 has been given an extension on their new construction which carries a fee (\$500) which is attached to the 3-month extension period. The owners are asking to have the fee waived. After discussion, the Board has denied the waiving of fees.

Tennis Park Survey Results and Discussion Parker commented that 140 different homeowners responded to the recent survey regarding the repair and replacement of the Tennis Courts and Pavilion. The survey results were emailed to all SHOA homeowners. There was a major varied discussion from the membership on the phone and in the audience. There is a concern of not maintaining the area and restore it to its original beauty and function. Others don't see the reason to spend SHOA funds. One neighbor said no one uses it and it's too noisy. Concern about dues going up to maintain an area that they don't use. Many commented that it is an asset to our development. The fact is it has not been maintained for too many years. There was the discussion of working on the TENNIS PARK area in a 3-year phase. Resurfacing 2

adjoining courts and adding additional pickleball striping. Converting one court to a designated dog park. Removing the Pavilion Structure and filling the surface with gravel. Trying to preserve the structure and move it to a flat surface for sitting. Bids are being gathered for all these options.

Parker had contacted SHOA's legal counsel for SHOA possible liability if we did have an enclosed designated dog area. Legal advice was, SHOA is not liable for any possible injuries or damage. The responsibility falls on the dog owner/homeowner. This area would be strictly for SHOA Members, not outside guests. This would not be open to your visitors or Lodge occupants. The legal advice is on file.

Baron contacted SHOA's insurance agent. SHOA does not need to make any changes to our existing coverage. State Farm did suggest if a homeowner is going to be using the designated dog area, increase their personal homeowner's policy to one million per year. Further discussion after bids have been collected.

There were no additional comments from the members of the BLUFFS, HILLS, or ISLAND.

Meeting Adjourned at 4:28 pm

Next SHOA Meeting- 7-8-2023 Gleneden Beach Community Club