

**Salishan Hills Owners Association
Special Board Meeting Minutes
Friday June 16, 2023, 10 a.m.
Tennis Park-Manager's Office**

Board Members in attendance - Terri Parker, Teresa Baron, Joe Peragine, Sherry Barrett, Bill Hite, and Janet McCulloch

Owners attending - Alex Ham, Jeff Starr, Joanne Lednicky, Lynne Lenker, Sue and Craig Parks-Hilden, Jayne Menard, Robert Cannon, David Hill, and Deanna Davis

1. Called the meeting to order @ 10:00 am

2. A quorum was established

SHOA Board President, Terri Parker conducted this special meeting.

The meeting was requested by unit owner 437 to appeal a fine for illegal parking. Parker started out by reading an email she had received from lot owner 513/514. She wanted to remind the membership that the Board will not tolerate threats of any kind. Unit owner 513/514 was present and denied sending the email but had seen it.

Lynne Lenker homeowner #437 has requested an appeal to the fine letter approved at the SHOA Board meeting on May 19,2023 for illegal parking on SHOA roadways. Emails and a certified letter had been sent to the homeowners notifying them of the violation and then a certified letter was sent which included the daily fine. The homeowner was interested in meeting to appeal the fine before penalties continued to increase.

Mrs. Lenker explained that her husband has become very ill and immobile for the past year or more and she also has health issues which restrict her ability to park in her garage or driveway. To enter her home from the garage she must climb a flight of stairs and their driveway is too steep and dangerous. She is being treated for COPD and is required to wear 24-hour oxygen; they are both disabled. She is requesting reasonable accommodation for her husband and herself to park their personal vehicle in SHOA roadway in front of their home. They are also requesting permission for their 2 caregivers.

The Lenkers are also asking for the fine to be waived in full.

Mrs. Lenker has reached out to neighbors and asked them to write letters in favor of the special accommodation. Parker had forwarded all communications to the other Board members for their consideration.

Parker brought an article "how HOAs can work with Disabled Residents", she reviewed SHOA's CC & R, Declaration, and other SHOA governing documentation on parking within the Salishan Hills development. Parker brought up alternatives, suggested creating an asphalted parking pad on their property next to the walkway which would not be the roadway. Lenker explained that with all their medical bills, they could not afford that and felt it was unreasonable to ask.

Parker explained that two different homeowners had registered complaints about the ongoing parking violations in the roadway in front of #437. There have been up to five different vehicles at one time parking there. Along with being a SHOA violation, it is also a safety issue due to lack of driving space and a recent problem with the emergency vehicles where they were not able to park next to the residence because of the parking cluster. She stated the limited parking and difficult situation all residents have as we all live on a hill with steep driveways and very limited driveway space. A parking plan was discussed.

There was a lengthy discussion which included the membership which was present. One owner suggested further discussion on the limited parking in the entire community and some options for the future.

Board member Hite made a motion to grant Lynne Lenker permission to park her personal vehicle in front of her home at 437 Siletz view Lane for as long as she owned the residence. Peragine seconded the motion and the other Board members unanimously voted in favor. Lenker needs to provide a letter from her Pulmonologist stating her medical need for special accommodations. Barrett made a motion to waive the financial fine if the letter is received in 60 days. The board voted unanimously in favor. Hite re-capped that this parking exemption does not include caregivers or guests.

Meeting Adjourned at 11:00 am

On June 23, 2023, Terry Parker, SHOA Board president received an email copy of the letter Lynn Lenker was requested to get from her physician. A letter from Austin Loranger, MD will accompany this documentation in UNIT 437's SHOA file.