

Salishan Hills Owners Association
Board Meeting Minutes
September 29, 2023, 2:00 p.m.
Gleneden Beach Community Club

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

Owners attending: David and Laura St. George, Kris Dundas-Rankin, Jeff Starr, Dawn Koester, Ron & Deb Childs, Robert & Marla Schwinof, Yvonne & Henry Eavey, Melissa & Luther Nornes, John Manca, Peter Berger, Patrick Vanderhout, Craig and Sue Parks-Hilden, Lynn Cannon

Sherry Barrett elected and appointed SHOA Board president called the meeting to order at 2 pm and declared a quorum was present. Barrett asked for a motion to waive the reading of the May 19, 2023, meeting minutes. Baron made the motion, Hite seconded, unanimous vote by the entire Board. Hite made a motion to waive the reading of the special meeting minutes of June 16, 2023, Baron seconded with a unanimous vote of the entire Board.

Barrett introduced herself stating she has the privilege of being elected as president of SHOA and will be conducting this meeting using Roberts Rules of Order. Reminder: this is a public Board meeting open to the membership, it is not a town hall. 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.

The goal is to conduct an efficient timely meeting according to the agenda and keep it within an hour.

The Board received an email at 5:42 pm Thursday, September 28, 2023, demanding this person be allowed to join by Zoom and filled with accusations and threats. Paul commented that the tone of the email was intimidating. She felt threatened, the tone was angry and bully words like "demand," "I expect" are not what she believes this community wants to tolerate. The required timeline of meeting notice was given to all membership.

Property Managers Report - Salishan Coastal Lodge is a separate property and SHOA members do not have automatic privileges like charging your electronic vehicles. This service is for Lodge guests only. Also, the grounds keeper supervisor has asked me to remind residents to not instruct the golf course crew on tree trimming or maintenance on their property. They have had two separate recent incidents. We need to continue our good neighbor relationship with the Lodge.

The contractor's hours have not changed. No Sundays or holidays. Work is not to start prior to 8 am and needs to end prior to 6 pm, Monday through Friday and Saturday 8-4. We have had many violations of this. It is the responsibility of the homeowner to make sure your vendor complies with the rules. No radios or dogs by vendors.

Remotes are for homeowners ONLY; they are not to be loaned out. They are not for your vendors or guests.

Property Lines. It is for individual homeowners to know your property lines. If you are not sure you need to consult a certified surveyor. More survey markers are present, just maybe buried. Parking at any time is not allowed on SHOA roadways. You cannot give people permission to do so. If you need additional parking, call me and I will help you find additional temporary space. SHOA was offered a purchase of a fairly new utility trailer for \$500, it will be parked inside the

green waste locked area. I asked two separate residents to review the trailer and they both agree it is a good idea.

It had been discussed in June to do limbing with the Forest Management budget this year. Coast Trees was awarded the contract for this project. They limbed up 14-16 feet on all trees hanging over SHOA roadways. They began at the Bluffs entry gate and did the roads in that area, then Spruce Burl and Fairway Drive. The budgeted amount was \$10,000 covering about four days of work. There are still a lot of areas which need to be trimmed. There is wood available for anyone, it is from a fallen tree near 550 Fairway.

The Forest Management 3–5-year plan has been temporarily removed from the website. A resident pointed out that his tree was on the list and thought that since SHOA identified the tree, SHOA was responsible for removal. The Forest Management Committee will be reviewing the list, and it will be placed back on the website. Emergency Exit Map has been temporarily removed from the website. There was an error in the routes posted. It is being updated and will be listed on the SHOA website.

Bluffs Entry Gate needs to be grouted by the contractor.

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.

Allen's Lot Maintenance has been scheduled to sweep our roads every month beginning in October through May this coming year. They will work for two hours each time and work in different areas each month.

Tennis Park Pavilion- one bid was received to remove the walkway and Pavilion and move it to the gravel area. We are waiting for a bid to remove the walkway, reinforce the failing handrails, flooring and add stairs to the Pavilion from the dog park court.

Shout out to the Pickelballers. They took responsibility to maintain the bathroom and court this summer and did a great job. Thank you.

SHOA Property Manager is not responsible for individual homeowners' utility failures. Residents need to contact the vendor you are contracted with for service issues.

Treasurer's Report-Scott Barrett reported dues payments were punctual this year, as only six out of 216 lots had not made a payment by the end of August 2023. 43 residents are paying quarterly, Liabilities there are some taxes payable for 2022, about \$1,100. Which is something new this year. Accounting expenses were higher this past month for the compilation reporting and tax returns. Legal fees for the inquiry of the dues increase, everything else was pretty standard. Nothing spent out of reserve this year so far. The budget is on track. The Compilation Report and Management Letter was received from our outside CPA, no surprises were noted, they did include the income taxes. The federal rate on HOAs is 30% and 6.6% for OR state tax. We had taxable interest income for the first time in many years. The taxes have been filed and paid; they were due September 15, 2023. The Management Letter pointed out two areas. We exceeded the recommended amount in the FDIC account in June, this was due to receiving annual due payments in a short period of time. They also recommended an updated reserve study. Scott Barrett will get an estimate for a new reserve study. The Management and Compilation Report will be emailed to all residents and uploaded to the website.

Transfer to the replacement fund or the Reserve Account. The Budget committee recommended \$20,000.00 to be transferred, but now he is recommending transferring an additional \$5,000 which needs Board approval. Hite motioned to transfer \$25,000.00 from our operations account to our reserves for FYE 06/30/2023, Peregrine seconded, and it was unanimously approved by Board members.

Sherry Barrett wants to let the record show, Bill Hite will be added to SHOA's Bank of the West, now BMO accounts. Hite will be an authorized signer on the operating checking account.

Landscape Committee Report- Hite reported they had purchased three benches; one has been planted near the pond on Fairway. The other two will get placed when the ground softens. 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. DC met onsite and they were approved, there are still things incomplete. The completion date was supposed to be April 2023, but there are several areas that cannot be signed off on. They are accruing fees until they complete their construction. There has been the typical request for garage door replacement, removal of trees, gutters, and light fixtures replacement.

OLD BUSINESS

Annual Meeting & Board Election Results, Sherry Barrett-President, Bill Hite-Vice President, Teresa Baron, Michele Paul, and Joe Peragine as Members at Large. The Bluffs President is Eric Andersen and The Island President is Deanna Davis.

Annual Assessment Dues-The dues were increased by 10%. Several residents asked for legal clarification if we were allowed to increase it over the normal 5%. Steven Liday who is SHOA's legal counsel reviewed. Reference to CPI Index. Our current dues are \$855, which is still lower than the calculations of our attorney and Barrett. Barrett is going to ask for additional opinion from the accounting firm who specializes in HOA's and did our compilation.

NEW BUSINESS

John Manca, owner of lots 431/432/433 has requested to be on the agenda. He brought plot maps of said property. Roads were developed in 1976, and the original owner built the home in 1978. The issue he is having is legal parking for the home. He is questioning the road in front is not SHOA property and it is strictly his property's private road. and should not allow traffic from 415 to access their garage on this road. 415's home was built in 2003, DC approved the garage entrance from the road in front of 433. Hite brought up that after 20 years this has become an issue. Manca has owned 433 since 2018 and was the builder of the home on Lot 415. Baron suggested Manca request approval to pave a gravel area in the rear portion of 433 for parking. He was asked to provide a site plan with his request.

Legal Letter received from Lot 575- All Board members have reviewed the packet received. Discussion was had by all members. Baron spoke to LC Planning Director Onno Husing several times in reference to the options given to SHOA. Husing stated he is familiar with the situation. The owners of 575 need to apply for a Template Dwelling Permit for any development on the timberland. Before that permit would be granted, the owners would need to provide proof of a way to access their Timber Conservation Land to be eligible for a permit. The Board agreed there were many misconceptions in the attorney's letter. Hite moved that we reject all three options that were presented by 575's attorney and notify them as such. Paul seconded the motion; the motion was unanimously voted in favor and the motion stands. Letter to be sent to Attorney Reynolds.

Certified letter which was addressed to 404 owners from the Bluffs HOA was also sent to the SHOA Board and Design Committee. Barrett reviewed the letter.

Barrett tabled the last two items on the agenda until the next meeting.

A quick discussion was had on the definition of renter vs guest and Single-Family Dwelling. Board members want to have time to research this and will discuss it at the next Board meeting.

Barrett asked for any topics of discussion to be sent to her for the next meeting's agenda. Next SHOA Board meeting will be November 17, 2023, at 2 pm at the Lodge. Meeting was adjourned at 3:22 pm

All documentation and reports are on file with these minutes.