

HNOA ANNUAL MEETING

August 16, 2008

This meeting was tape recorded by Bob Wilson

Meeting called to order at 1:30 pm by Chairman Dan Kennedy. Board members present were: Dan Kennedy, Jeff Wiles, Tim Castille, John Metschan, Bob Wilson. Members present – 42 owners representing 31 total lots, several owners in attendance did not sign (see attached).

Dan turned the meeting over to Steve Baumgarte who spoke on behalf of the fire departments need for volunteers and the possibility of losing our current ISO rating, which establishes the insurance rates for all home owners, unless we increase the staff with Interior Firefighters to meet the State and Fire Districts requirements. He also spoke of the fire dangers during this season and the responsibilities of our 6 fire stations and its forty men covering 21 miles of beach. Steve made an appeal to have reflective address signs on each property. **Question** asked was what does ISO stand for, answer is International Standards Organization. **Question** asked regarding “Interior Firefighters” duties. We have only 22 such in the entire district and only 2 in our Station #84 seriously limiting our ability to properly do the job we are expected to do by the residents of our district.

Agenda item #1.

Following the agenda the President gave his report: Bob Simonson retired as the DRC Chairman with John Metschan filling that vacancy until August 2009. There are 14 cluster mail boxes still available at the cost of \$140.00. He acknowledged Steve and Cathy Baumgarte with Dean and Francey as being our neighborhood watch team. Dan detailed what is happening on **Lot #6** which is in the process of requesting a with the county that it be subdivided into 3 individual lots with a 75 ft. minimum frontage and meet the county perk tests. Our present CC&R’s do not address any issue of lot division and it is only the county that can pass on the rights of subdivision. The next issue talked of was **WEEDS** and most particularly Scotch Broom which must be removed ASAP to stop the encroachment of our area. Also spoke of the Tansi Ragwart and need for eradication.

Agenda item #2

The Treasurers report by Tim Castille: There have been no defaults on the annual individual dues in association fees. Most of the dollars spent (\$4,902.00) are for landscape maintenance and insurance premiums for the Board of \$641.00. We started the fiscal year with \$18,053.75 in the checking account and a savings account with \$1,021.00 which was withdrawn purchasing another CD. Additional expenses were \$187.97 operating expenses, \$50.00 Oregon Corporation fee. The association owns four

Certificates of Deposit totaling \$14,163.13 will be used for street resurfacing as needed. The Board may elect to purchase additional \$4,000.00 CD's as funds are available. The streets are expected to last in good shape for the next 7 years. The good condition of our roads is attributed to keeping the ditches clear of debris and clogging of the drains.

Agenda item #3

Call of election of new Board members. Ballots collected, Dean Elliot and Debbie Lincoln will tally the ballots.

Agenda item #4

Several issues that have been brought up and need to be discussed. Bob & Kelly Binger of Lot #10 not being able to attend the meeting sent a Memorandum (see attached) asking that it be read at the meeting. This memorandum mostly addresses the CC&R's and how the DRC approves or disapproves home sighting issues. What they are proposing would require substantial expense change to our CC&R's which are our governing documents as to how the Board and the DRC undertakes the HNOA business. To change the CC&R's, it would require a 75% vote of the entire membership, this percentage has never been achieved. The issues of the Bingers are very credible, well thought out. (See attached for copy of the Memorandum.) Long discussion regarding "view corridor" and "primary view" definition which no one knows and is not described in the CC&R's. Much discussion followed (listen to recorded tape #1 for all the details). Dan Kennedy, Walt Swanson, Jean Cameran, Ron Wojtowicz, Mike Pappa, Jeff Wiles, Kathy Swanson, Dean Elliot, Luciano Monetti and Tim Castille spoke to this issue at great length. Question regarding "who pays for any law suit actions" Answer is the HNOA per the CC&R's. Luciano spoke at some length about "view" and he cracked up the audience with his story about the Monetti honeymoon in Venice. He pleaded for understanding, compassion and cooperation. Lislle Pease, new owner (Lot #1) spoke about the beauty of the area and the friendly people in the neighborhood

Issues from Ron & Viki Wojtowicz were: **fallen trees** being harbors for insect and rodents. It was said that fallen trees produce nutrients and habitat for wild life animals which needs to be maintained. Regarding **vehicles speeding** through our area was talked of and several suggestions (speed bumps and staggered metal barricades). This is something that the new board needs to take into consideration. **Landscape completion** was the next issue discussed. The new board should review the CC&R's and present to owners where needed. **Control of pets:** all owners should be vigilant and control their pets and the new Board should study this issue and make recommendations. **Board membership** if the owner has his lot for sale. The Board cannot address this issue as it cannot refuse membership. **Insufficient amount of candidates for an election:** Not enough people volunteer. No other notice should be mailed out to recruit board members. One is sufficient. **Distribution of all meeting minutes to be sent to all owners with no request required.** This is referred to the new board for consideration. Electronic distribution would be a consideration. Up to date list of all owners current addresses and phone numbers should be sent out annually was requested. A sheet was passed around to

obtain e-mail numbers from members. Notification of *Board* meetings with time and place should be published and distributed. **Regarding “rentals”.** Concern on how to enforce, the new Board members need to study the issue. County Sheriffs will not do anything. **Tallying the votes and reporting:** Kathi Swanson and Patrick Easton were elected as new Board Members replacing the retiring Dan Kennedy & Tim Castille.

The meeting was adjourned at 3:30pm.

Respectfully submitted by

Bob Wilson