

## **Minutes of Board Meeting of Sunday April 5, 2009**

The meeting was convened at 1:00 pm at the Metschan residence. Present at the meeting were John Metschan, Bob Wilson, Kathi Swanson, and Jean Cameron.

The Board discussed continuing concerns about Scotch Broom plants noted growing on six lots. The plant is an invasive species, is on the noxious weed list, and will spread to other lots unless removed. Bros and Hoes Landscaping have given an estimate of \$295 to remove these plants from the six lots. Jean's motion that the President contact the effected lot owners requesting removal of the Scotch Broom and advising them of removal alternatives was approved.

The President reported that some of the road signs in the development are in need of repair as they have become loose and are tilting. Board member Bob Wilson reported that while the posts themselves are fine, bolts attaching the signs have become corroded. Bob volunteered to make the necessary repairs and will call for assistance if needed.

Treasurer Jeff Wiles provided the Board with an updated financial report as of 3/31/09 by email. Association members may request a copy of that report using the "contact us" tool on the HNOA website ([www.hillsofneskowin.com](http://www.hillsofneskowin.com)) The Board discussed the financial report, noting that there will be future costs relating to road upkeep and legal fees. There was also discussion about excess funds in the Construction Reserve Accounts. Builders are required to deposit \$500 before construction begins. When projects are successfully completed the deposits are to be refunded. The Treasurer will undertake to refund the excess deposits and make sure that refunds are made promptly after project completion.

The Board determined it would be prudent to get an updated assessment of the overall condition of the roadways in the HON and adjust the funding of reserve accounts if necessary. It was also noted that some of the roadside ditches need restoration work. Rains have forced materials downstream and some drainpipes are nearly blocked. These blockages can cause water to flow over the roadway and thus accelerate deterioration. Board member Jean Cameron's son-in-law is in the road paving/repair business and will soon be visiting in Neskowin. Jean will ask that he perform a no-cost evaluation of the state of our roads and ditches during a walk-about with available Board members and make appropriate recommendations. The Board will review his recommendations and determine courses of action as required.

The HON Annual Homeowners' meeting was scheduled for Saturday, August 15, 2009. All owners should mark their calendars. At this meeting the issue of subdividing lots within the development will be taken up again and an amendment to CCRs will be voted upon. A discussion of the issue and the proposed amendment will be posted on the website and be included in the meeting notice distributed by mail. Oregon statutes require a 75% approval rate for amendments to CCRs. The difficulty of obtaining a 75% approval rate in the past was noted.

The Board was updated on HON pending legal issues/lawsuits:

1. Pappa vs. VanRoekel/HNOA – Court dates have been scheduled for August - Docket Call has been set for August 6<sup>th</sup> and Trial is scheduled for August 11 in Tillamook County. Attempts are being made by respective counsel to schedule an earlier hearing regarding the focal issue of “primary surf view”.

2. Wojtowicz vs. Luhning/Swanson/HNOA – Notes taken by Jean Cameron:

Since the Sawnsos are parties to the suit Kathy Swanson recused herself and left the meeting prior to any Board discussion regarding legal developments associated with the Wojkowicz’s lawsuit. John Metschan reported that the Swansons have filed a response and the HNOA and Luhning responses were to be filed by April 15. The Wojkowicz’s attorney has responded to the Swanson's filing.

The Board meeting adjourned at 2:10 pm.