

## Hills of Neskowin HOA Board Meeting

**Date:** June 13, 2015

**Attendees:** Jim Blasius, David Richardson, Jean Cameron, Lloyd Van Roekel, Bill Hoyt, Doug Millican

### Discussions and Decisions

1. To fill Sara Hogvall's seat on the board until August, the board approved Lloyd Van Roekel to the board in her place.
2. Siding for Bill Hoyt's new residence (Lot 6a/6b) was approved. Also noted was a possible future change to the CC&R's to allow fire-retardant materials to be used in a home's construction.
3. All future balloting, voting, and decision-making needed by the community will be conducted electronically to aid in the speed of decision-making, and reduce costs. There are five home owners who are identified as not having access to email, and provisions will be made to contact those persons by standard mail.
4. Jean presented a YTD financial report showing a balance of \$8496 in the Operating Account and \$9326 in the Construction Account.
5. Pay-Off of the construction loan was approved, this will allow for a cost-savings on the interest over the total loan in paying the loan off early this year.
6. Bill Hoyt was granted a temporary approval to construct a dirt driveway to his home's new location for pre-construction purposes. Bill acknowledges that costs associate with moving the culvert should his final building plans need such a change, will be moved at his own expense.
7. The Board voted to drop the building moratorium as soon as the outcome of the vote on the revised CC&Rs is clear.
8. Jim reported that 35 ballots have been received so far on the revisions to the CC&Rs. We will ask Vikki to send another email blast to the community reminding them of to send in their ballots.
9. As advised by our CPA, the Board adopted a "Repair Deductions, Capitalize and Depreciate Election" for our 2014 taxes.
10. Toward the end of June, and once a date has been decided, another email blast will be send to the community advising them of this year's annual board meeting date in August. Three Board terms expire this year, so this email will request anyone wishing to run for an open board position to please submit their information to the Board by mid-July.
11. Jim will meet with Bros & Hoes to clarify their estimate on improving the trail in the common area, as well as repairs to ditches in a total amount not to exceed \$3000 in cost + contingency.
12. This year's annual homeowners' meeting is to take place in the common area, instead of the firehouse (weather permitting).
13. In the future, another email blast will be sent asking community members whether they wish to be placed on a contact list or not.
14. We intend to hold our annual common area BBQ on the 22nd of August at the common area. Everyone is invited as always. Doug and Debbie Millican have agreed to help host the party. Weather permitting we will work on our community common area improvement in the morning prior to the BBQ for all that want to help out. Our annual Board meeting will follow the BBQ
15. Efforts will be made to shop our community insurance for the best coverage at the best price.