

Hills of Neskowin HOA Board Meeting

January 18, 2024

Meeting Notes

In attendance: President - David Richardson, Treasurer - Brian Culp, Secretary – Lowell Brown, Members at Large - Theresa Springer, Carol Hoke

OLD BUSINESS:

Meeting Called to Order 5:02 p.m.

- 1 Motion to approve minutes: Carol, Theresa, Brian, David (Yes/No 5/0)
- 2 Due to timeliness, the normal agenda will be addressed next week (01.25.24) as this meeting is primarily to review the status of the pergola construction at Lot 53.
 - a. President David Richardson, only had 1 hour to dedicate to the meeting.
 - b. Revised time for meeting to accommodate David Richardson's previous commitments.
- 3 The legal interpretations requested by the Board to the attorney were provided by Carol Hoke who will issue a report to the Board;
 - a. The Association is required to fund legal reserve over discretionary funding. Unfortunately, there is no set minimum amount to the legal fund stipulated in the ORS.
 - b. The CCR's may be modified by petition as long as a starting and ending date are created with the petition for the voting period.

NEW BUSINESS:

- 4 Lot 53: A member of the Board requested the DRC to investigate the pergola construction at the front of the home, as it appeared to be larger than the approved plan.
 - a. Once the plans were located the structure was measured and it was determined to be considerably different than the approved exhibits with several deviations noted.
 - b. The deviations noted were:
 1. The sidewalk was not installed in the location as shown on the plan.
 2. The E/W direction (width) for the structure was 18'-6" instead of the 6'-3" dimension shown on the plan.
 3. The pergola length was approximately the same dimension, but the fence was reduced in length, from approximately 19'-0" to 13'-6".
 4. The slatted fence height was approximately 7'-0" in height wherein the approved perspective exhibit roughly depicts a height of 4'-0" with an 18" lattice screen at the top.
 5. The (2) planter boxes shown on the north side of the pergola were not going to be installed.
 - c. After much discussion the Board voted (Yes/No 5/0) for the following:
 1. Direct the DRC to work with the owner and determine how compliance with the original exhibits would be achieved.
 2. Request the applicant submit a revised plan to the DRC for any/all modifications to the pergola and fence project.
 3. The DRC will report back to the Board at the next meeting.
 - d. A special meeting will be held on 1.25.2024 to address the remainder of the Agenda items.

Meeting Adjourned 5:57 pm.