

Hills of Neskowin HOA
Board Meeting held via Zoom
Thursday, April 20, 2023

President John Metschan called meeting to order at 18:00 (Pacific). Board members Doug Millican, Brian Culp, and Carol Jones were in attendance. David Richardson was excused due to travel schedule. Many other members attended as well.

1. The first order of business was a report on the outcome of the recent special assessment election. John reported that we had 56 returned ballots (out of 61 possible) and the vote was 45 in favor of assessing the additional funds and 11 were against, easily clearing the 60% necessary to pass.

Brian will prepare Email statements to go out the beginning of May, giving members the opportunity to pay in full, or in two payments (due June 1 and Sept 1). Carol will follow up with a physical statement sent USPS if necessary.

2. Report from the DRC: Doug reported on the new build plans for Lot #57. In a detailed letter to the board, Doug discussed the process of notifying neighbors for comment, addressing comments, working with the owners and builders on some DRC concerns, and complemented everyone on a cooperative and smooth application process. Board members had received the plans, along with the Committee's recommendation that they be approved, prior to the meeting, and having had time to review a vote was called for and the plans were unanimously approved. There will be the usual 12-month window to complete the home, but due to recent issues causing delays, the owners can ask for a 6 month extension if it becomes necessary.

Other DRC items were to report that Lot #48 has completed the paving of their driveway and Lot #53 has received a certificate of occupancy.

Member Lloyd Van Roekel asked about the plastic greenhouse structures on lots #58/59, which violate the CCRs. John has been in touch and will follow up on getting these removed.

3. A report on the Committee to revise and update our CCRs came in a letter submitted by Chairman David Richardson in anticipation of his absence. In short, their purpose and timeline is as follows:

One, two-hour meeting has been held to discuss desired changes. A follow-up meeting in the coming weeks will be scheduled (by David Richardson) for the sub-committee to meet a further time. The goal is to have the new, desired language submitted to the Board for review and for further aid by Legal Counsel as to appropriate wording by the end of May. With the ultimate goal of having a ballot of proposed changes sent over the summer to the Community, with the outcome of those changes presented at the HON Summer Gathering (that usually takes place in late August).

Those serving as the CC&R Revisions Sub-Committee

Dr. Theresa Saint Agustin
Dr. Kathy Marshack
Gene Schiesser
Board Member: David Richardson

Thank you to all!

4. A discussion took place as to the fixing of the culvert in front of Lot #31. The original contractor has been contacted and has agreed to come back and repair the damage. The question is whether to check with this contractor to see if a simple and less-expensive fix can be made addressing our road erosion problem with the asphalt they will be bringing to do the driveway. A berm of some kind to replace, and essentially do the same job as, the sandbags. Can it be engineered so as to not make the problem worse? John, Brian, Doug, and Lowell Brown will be following up.

5. Finally, it was proposed our Summer Annual Member meeting and Social BBQ be held this year on August 5, 2023. This date was approved by unanimous vote. Brief discussion whether to establish the first Saturday of August every year for our annual meeting? This would help people who would like to be here the ability to plan far in advance to be in attendance.

This year we will be electing board members for three positions. (John, Doug, and Carol have terms expiring this year.) The process begins in May, with a strict time-line for notifying, getting bios for those wishing to run, putting out ballots and receiving back the votes. So start thinking about whether a run for an HOA board position is in your future, or talk to neighbors and encourage their participation. It's a great way to get to know your neighbors!

Concern was voiced by Lloyd about the Tillamook PUD cutting the trees at our entrance way to keep them away from the wires. John will follow up and find out more info.

Meeting was adjourned at 18:38.

Submitted by Carol Jones, Secretary
HON HOA

