

HILLS OF NESKOWIN OWNERS ASSOCIATION BOARD MEETING

October 24, 2013

Attending: Jim Blasius, President; Steve Baumgarte, Vice-President; Sara Hogevoll, Treasurer; and Jean Cameron, Secretary

The meeting convened at 10 a.m. The primary purposes of the meeting were to review the YTD financial report and adopt a 2014 budget. Other related issues were discussed as follows:

- The Board discussed the recent vandalism (spray-painted rocks in our drainage ditch easement next to the Gaddis driveway) and how it was resolved. Bros & Hoes, our landscape company, turned some rocks and replaced others; in addition, rock supports for the hillside were supplemented on the north end of the ditch. The total cost to the Homeowners' Association was \$850. Jim Blasius incurred some costs for a paint remover product as well; this will be submitted for reimbursement. Jim noted that Lloyd Van Roekel now has that product and that it is available to other homeowners for their use. Jim will spray over the pink paint on the property markers and sign post. The Board also discussed the possibility of installing surveillance cameras in that area to prevent or resolve any further vandalism.
- Jim reported that Vince Ferracioli had arranged for mowing of his lot at the Board's request; the Board was concerned about Scotch Broom as well as fire danger. In addition, Jim arranged with their propane company to replace the rusting tank on the property. Jim reported that Vince is working with Bros & Hoes to develop a landscaping plan for the property; this will go to the Design Review Committee (DRC) for review. Jim will meet with Margaret Russell regarding access on the north side of the Ferracioli property.
- The Board expressed appreciation for the landscaping work done below the "Hills of Neskowin" sign at the front entrance. Thanks go to Deb Lincoln and Sherry Van Roekel for developing the plan and acquiring the plants. Others who helped with planting and mulching were Ellen Gaddy, Trudie and John Metschan, Lloyd Van Roekel, Bob Simonson and Jean Cameron. Not all receipts are in for the plants and mulch, so the final cost is yet to be determined.
- Sara Hogevoll reported a balance in the Reserve Account of \$10,646.47. The paving cost \$73,185; this was covered with a \$45,000 loan from Bank of the West plus \$28,185 from the HNOA reserves.
- Sara also reported a balance in the General Account of \$2,237.93 after recent landscaping bills as well as payment for the work to remove the vandalized rocks.
- The Board adopted the following budget for 2014:
 - \$8000 for landscaping and general property improvements; this will include 1/3 of the cost of purchasing a mower to do our own mowing work (the total cost to be distributed over 3 years). Steve Baumgarte will purchase the mower and handle the mowing. The Board also agreed to the purchase of one "dog waste station" to be placed in the common area at the corner of Surfview and Pacific Overlook. Jim is also researching costs for picnic tables, benches, and a horseshoe pit for the main Common Area.
 - \$800 as an insurance estimate; our policy renewal is due in September of 2014; and
 - \$4280 towards our reserve fund (future road maintenance).
- The Board voted to increase the current annual dues assessment by 5% to \$218.40, as allowed by Article 4.7 of the CC&Rs. This, plus any balance carried forward from 2013, should cover the adopted budget. If we can build up our reserves at a faster rate, the Association could consider sealing the streets in 5-10 years in order to extend the life of the paving. Reserves are also necessary to cover legal costs or unplanned expenses such as the recent vandalism.

- Sara Hogevoll will contact the Bank of the West to determine what our annual assessment should be to pay off the \$45,000 loan. She will also determine what a one-time payoff amount would be in order to provide that option to property owners. The Board agreed that this special assessment billing will be done in the summer; more information will be provided in the annual dues assessment letters that go out before the end of the calendar/fiscal year.
- Steve Baumgarte agreed to take responsibility for overall landscape maintenance. Once he determines how much mowing he can cover with the new mower, he'll get bids from local landscape companies for the balance of the work (e.g., ditch trimming, weeding and mulching common area gardens). Steve noted that he welcomes assistance with the mowing.
- Jean Cameron reported that she had recently attended a disaster-planning workshop and will arrange a neighborhood meeting to facilitate disaster planning in the Hills of Neskowin.
- The next Board meeting will be held on January 4, 2014 at 10 a.m.; the place is TBD. Members of the DRC will be invited and the purpose of the meeting will be to review our CC&Rs and discuss needed revisions.