

May 25, 2023  
Hills of Neskowin Board Meeting

Board meeting was held on Thursday, May 25, 2023, via Zoom. All board members were present, as well as several community members. (Lopez, Davis, Hoke, McGuffin, Buckley, Gaddy, Landers, Marshack, SanAgustin). President John Metschan called meeting to order at 18:00 (local time).

DRC report - Dana Buckley -

#29 Deck improvement has been completed.

#36 Fence not yet completed.

#44 Occupancy permit obtained. Landscaping still to be done, has 6 months to complete.

#48 Driveway and new garage door completed.

#53 Occupancy permit obtained. Landscaping to be done, has 6 months to complete.

#60 Fence plan approved.

#61 Fence and Deck plan approved and completed.

The committee has been busy! Thanks Dana, Doug and Kathi.

David Richardson reported that the committee on CCR updates has finished meeting and has created a proposed list of improvements/changes/updates. He will put together a document listing each, with original language and new proposed language, for the board to consider before submitting to legal counsel, and finally to the members for approval. The hope is to vote on changes this summer.(?)

Next topic was CCR Violations. There have been formal complaints filed in regards to two different situations.

1. The temporary structure (Greenhouse) on lot #58/59. John has spoken to the property owner, who has been asked to remove the structure or apply to the DRC for approval. As the structure does not currently comply with the requirements (CCR Section 5.1) it would be unlikely that the DRC would recommend approval. Discussion was had as to whether this lot, formerly two lots, could claim an additional structure. Opinion that legally combining to one lot makes it subject to rules of one lot, and besides...not approved.
2. Complaint filed against dog owners for violation of CCR Section 5.21. Dog has been seen numerous times by various community members running loose on roadways and on other home owners' property. Not leashed when in public areas. Numerous verbal and written warnings have been given. John spoke with the Tillamook County Deputies and was given the contact info for the officer who responds to animal complaints. Although members are encouraged to handle possible conflicts face to face (for this or any other pet related incident), followed by seeking help from the Board, if necessary anyone can contact this officer (if giving a complaint you will be required to give your name). Please consider the fact that our emergency services are stretched thin, and use this as a last resort.

Tillamook County Officer Dave Berger. 503-812-3138

Brian Culp reported that he is expecting bids on the erosion project, to fix the roadside and replace our lovely sandbags. Discussed saving the sandbags for possible future use and where to store them. Dana informed that the bags break down after a time, not meant for long term use. Will see if there is need for the sand by landscapers or community members.

Brian, John, David, Steve Davis and others as may want to join, will do a walk around inspection on Saturday morning.

Recruitment for upcoming board elections. John "Let's recruit!" Carol will put out a letter to the members. Timeline: Announce end of May. Biographies due June 30. Ballots go out first week of July. Ballots return by 11:00 AM Saturday August 5, to be counted before meeting at 1:00

Brian reminded members of the power outage scheduled for June 6th.

Carol proposed a vote for an Executive Board Mtg in Approx. 2 weeks to consider contractor bids, deal with unpaid dues situation. All voted in favor. Report of meeting will be made at June general meeting, which will be held, via Zoom, on June 15, 2023 18:00 local time.

This meeting was adjourned at 18:35.