

Meeting Minutes Board of Directors Hills of Neskowin Owners'
Association

January/February 2019
February 11, 2019

The board convened via email during the months of January and February to address the annual collection of Home Owners' Association (HOA) dues and seeking member approval for a special assessment in order to perform routine maintenance of community roads. The maintenance required involves sealing the roads that the HOA had resurfaced approximately five years ago. Owners were asked to approve a special assessment with two payment options. Options included a one-time payment of \$345/lot or three annual payments of \$130/lot. Proceeds from this assessment together with cash on hand would fund the road sealing. As of this writing there are two owners who have not responded. Those responding voted 43 Yea and 9 Nay with 37 Yea required for the assessment to pass. This assessment has passed and will be levied on the lots in the Hills of Neskowin.

In addition to the dues collection and election, the board dealt with a number of issues raised by the membership.

A request was made to delay sealing the roads until home construction underway is completed. The board agrees with this request.

A request was made to install speed bumps to correct traffic that exceeds our 25 mile per hour limit. Board members described bad experiences with speed bumps in other neighborhoods. Accidents can occur when people drive over them too fast. Neighbors who advocated them tire of them after driving over them for months. They detract from the appearance of the community. Finally, the sound of cars going over them is very unpleasant particularly for the homes near which they are located. The board does not support this at this time.

We received a comment that the common area improvement money should have been used for road sealing. The board always appreciates opinions from our Owners. In this case the opinion was found not to be relevant as the common area is a separate matter previously approved by the Board.

We received a request to remind owners that Tillamook County has a leash law. The board agrees that owners should keep their animals on leashes.

The board received a complaint about neighbors leaving external lights on at night. We discussed the covenants and decided that it is not the proper role for the board to address this. We do however recommend that members of our community be respectful of their neighbors and turn off external lights when they are not in active use.

This year, as in prior years, we have had an issue with owners not sending in annual dues or responding to ballots until contacted by board members. This board is staffed by volunteers and we are requesting the membership do its part in keeping the neighborhood functioning by being responsive in a timely manner. In future years we will notify the membership that dues/ballots need to be returned by a date certain or fines will be added to the owners' obligation. If the dues and fines are not sent in, the HOA will place a lien on the property for the amount owed and legal fees. The board will discuss the fines and timelines before the 2020 dues notices are sent out.