

Minutes of Board Meeting of Saturday November 22, 2008

Present at the meeting were John Metschan, Bob Wilson, and Kathi Swanson. Jeff Wiles participated via speaker phone.

Update from the President on the plan for trimming the coastal pines. There are 12-13 trees scattered throughout the corners and entrance to the HON and they have been thinned and look nice. Mulch was also spread under these trees. We have not yet received billing for this work.

Issue of the alders throughout the development. A neighbor brought to the attention of the President that alders are blocking his view. Now the loss of the view is even more apparent, since trees have lost their foliage, and he can see what he has been missing. The President believes we need to address this issue in broader sense by notifying all owners who have alders blocking views of others. He presented a draft of letter. The most noticeable lots with alders blocking views are lots #13- Gaddy, #12- Van Roekel, #8-Campbell, and #1 -Pease. The letter was reviewed by the Board with discussion. The emphasis of the letter is that all alders need to be trimmed so neighbors will not lose their views. Board members were urged to check out the neighborhood to identify other lots with alders blocking views. Some owners may not be aware how their trees are impacting views of others.

Design Review Comm. update from President. They had a request from owner San Agustin- lot #53 to pave part of her driveway on her vacant lot in order to put a picnic table on the lot. The DRC wanted to know how her request to pave a driveway related to her future overall plans to build. She has now withdrawn her request to pave a driveway on lot, but she has sited a picnic table on the property.

Design Review Comm. has no update on Pappa/VanRoekel building issue. The President has been attempting to reach Attorney for HONA who has been out of town. The DRC expects that there will be some feedback soon. (Refer to 9/27/08 minutes for background.)

Regarding the Luhring/Wojotowicz building issue -(Refer to 9/27/08 minutes for background.) The DRC held a meeting on 11/2/08 with owners of lots #51, #50, and #49. The Attorney for HONA advised that given the passage of time with no response from the Wojtowicz following the 11/2 attempt to resolve concerns it would be appropriate for the DRC to send a letter to Luhings. Letter will summarize that since the request by the Wojtowicz for a meeting has been satisfied and there has been no more follow up from them the DRC reconfirms the Luhings prior approval. The letter will note that the Assoc. can not be responsible for indemnifying the Luhings regarding any future legal action. Board reviewed the proposed letter, made suggestions, and it will be reviewed by HONA Attorney.

The Board discussed the current Board vacancy, as Patrick Easton has not been able to attend any Board Meetings. Mr. Easton responded and states he is now too busy to

participate. Annual dues notice will soon be sent out by Treasurer Jeff Wiles. He will include notice that the Board is looking for someone to fill the current vacancy.

Jeff Wiles stated that the HON website is up and going and is **hillsofneskowin.com**. The site will contain news and events, community links, minutes of Board meetings, and under resources the CCR's and Bylaws are listed. Resident Debbie Lincoln has volunteered to help maintain the website. The dues notice soon being sent out will also include an announcement about the new website and the need to check there for Board minutes, information from the DRC, and the HON newsletter. The website will decrease the costs of mailing information to owners.

Regarding an update on the subdivision of the Cruickshank lot #6, the County has all the necessary paperwork from the owners and can grant final approval. Kathi Swanson updated the Board on her contact with the County regarding the notification process when subdividing lots. The County is only required to notify surrounding lots/neighbors of a request to subdivide if the property is divided into more than three lots or if a new road is being created.

The meeting was adjourned. Respectfully submitted.

Kathi Swanson