

MINUTES of the January 10th, 2015

Hills of Neskowin Owner's Association Board of Directors

In Attendance: Jim Blasius (President), Jean Cameron (Treasurer), Steve Baumgarte and Sara Hogevall (Members at Large) **Absent:** David Richardson (Secretary)

Guests: Lloyd Van Roakel (Design Review Committee), Sherry Van Roakel, Ellen Gaddy, and Walter Swanson

Meeting Summary:

At 8:30 am the first Board meeting of 2015 convened at the Blasius residence. This meeting, as with all future meetings, is open to the entire community to attend provided the guest(s) give at least a three weeks' notice prior to the scheduled meeting in writing or by email to the Owner's Association Secretary that they will be attending. We cannot accommodate those that do not do this. We always appreciate as much input from our community as possible, but without knowing the number of guests in attendance we have issues in determining where the meetings will be held. The meeting location will be identified to the Board and guests one week prior to the scheduled date of the Board meeting. We appreciate everyone's cooperation with this so matter.

The primary purpose of this Board meeting was to conduct the final discussion on the three primary items to be balloted to the community in the immediate future. These are **Ridge Heights, Vegetation and Rental of Homes**. The wording for each proposed ballot was discussed at length with the additional input of our guests. With a few minor modifications, **each ballot was approved unanimously** to move forward for vote. Information was presented in support of some balloted items that will go out to each Owner with the Ballot.

We plan to send these three items to be balloted to our entire community for vote within the next three weeks. We as the Board cannot begin to stress how much time and effort has gone into developing these ballots by the Board, the Design Review Committee, a great number of our owners, legal counsel, and experts. **The Board recommends your approval on each of these three items and encourages each Owner to vote in support.** Above all, it is very important that each and every Owner vote. An absentee vote is the same as a negative vote as 75% approval must be achieved on any one item to pass. Each ballot item will be judged separately and must meet the 75% approval to pass.

The wording in these ballots represents the best your community could do at this time and we have invested a considerable amount of resources and time. If any item draws more than 25% negative or absentee votes it fails and that section of the CC&Rs remain as is. The Board believes this is not desirable on any of the three ballot items. If you feel that on any of the

three ballot items you have a need to vote negative, we want to understand why and we hope you will talk to a Board member before doing so to make sure you clearly understand the ballot as well as the consequences of that CC&R issue to remain as is.

Each and every Owner will be personally contacted by a Board member regarding these balloted items as was the case with our paving Ballot a few years ago. If you any concerns this would be a great time to discuss them before voting. Of course, our main objective will be to make certain everyone does vote, so if at all possible, please vote in support if you can do so as early as possible.

After this ballot has been voted upon we can more accurately determine what ability if any the Board will have to effectively deal with these three items from a CC&R standpoint in the future. This is another reason why Owner support of these ballot items is urged. Once this ballot has been completed and results tabulated, it is the Board's intent to lift the "building moratorium" at that time.

Other Business:

Jean Cameron reported that dues money was coming in favorably. There was an error in the second year road paving special assessment payoff option letter Owners received. This was corrected in a follow-up letter sent to Owners that chose to pay this assessment annually. The Board would appreciate that those Owners currently paying the road special assessment annually, that have not already paid in full, to try to retire the debt completely if possible. This would further help the Board with to retire the primary debt earlier and improve internal cash flow.

Jim Blasius reported that there will be an extensive ballot after this current ballot dealing with less important issues, but which, nevertheless, are important to the complete updating of our CC&Rs. The second ballot is the result of considerable work and expense as well. This ballot will include editorial changes, spelling corrections, legal updates, and more. The Board did not want to confuse these issues in a cumbersome ballot with the three items currently being balloted. Additionally, based upon the results of the three primary items, **Ridge Heights, Vegetation and Rental of Homes**, there may be some impact to how other items will be balloted later.

Adjournment:

The meeting was adjourned at 10:15am. The date for the next Board meeting has not been determined at this time.

Sincerely,
Jim Blasius
President and acting Secretary for the meeting