

## Hills of Neskowin HOA Board Meeting

December 21, 2023

### Meeting Notes

In attendance: President - David Richardson, Treasurer - Brian Culp, Secretary – Lowell Brown, Members at Large - Theresa Springer, Carol Hoke

#### OLD BUSINESS:

Meeting Called to Order 6:02 p.m.

- 1 Motion to approve minutes: Carol, Theresa, Brian, David (Yes/No 5/0)
- 2 Architectural Review Board:
  - a. Approved Lot 61 reroof.
  - b. "A couple other projects" in review and will report back at the January Meeting.
- 2 HOA Dues Notice sent 12/05/23, so far, no problems in response to electronic notification to the Membership.
- 3 5 Bids received for the landscaping 2024 contract. Brian's evaluation indicates Ground Effects has the best combination of services. Due to insufficient funds (as a direct result of the membership vote failure) for the contract it was determined to postpone entering into any landscape contracts until sufficient funds are procured.
- 4 The Pump House Fence Plan will be finalized this month and shared with the affected owner and Water District.

#### NEW BUSINESS:

- 5 Electronic vote: A discussion ensued regarding electronic voting due to cost of mailings. Theresa working on finalizing options and will present to the board next month.
- 6 The question arose for budget: How much reserve is sufficient for Legal Fees. The Board unanimously approved 5/0 to have Carol to ask the attorney.
- 7 David broached the question whether it was possible to have a verbal (email vote versus a formal (anonymous vote), as the threshold for acceptance is lower for a special assessment and get clarification on what written instruments entail. The Board unanimously approved 5/0 to have Carol ask the Attorney.
- 8 The Private Street sign was re-addressed. The speed cannot be part of the main sign (now 18"x24") and will be on a smaller sign below the main sign.
- 9 Lot #47 Final inspection has not been completed and it beyond the 6 months since the start of occupancy. Theresa has a copy of the DRC "Approved plans," which do not contain landscape or drainage plans. Theresa offered to reach out to the owners to see what their plans are for these improvements.

Meeting Adjourned 6:55 pm.