

Hills of Neskowin Annual Members Meeting

August 5th, 2023

Meeting Notes

1:03pm Meeting Called to Order
Carol Jones, Dana Buckley, and Bobbie Schiesser counted the ballots prior to the meeting for election of three new board members. The top three were:

Lowell Brown – 41 votes
Theresa Springer – 36 votes
Carol Hoke – 35 votes

35 lots were present at this Annual Members meeting, which established a Quorum for voting whether or not to establish a Rules & Regulations document that was intended to be created at the establishment of the HOA back in 1997, but was not.

Motion to Open for Questions from Members was approved.

Members of the community asked about an item in the voting that keeps the forms of communication intentionally vague. It was explained this is done to allow for the Board to update its forms of communication when technology demands, without having to make significant changes to documents. Brian Culp reconfirmed that the Board's first mode of communication with the community is via email, except for those that choose to opt-in to standard mail.

Members asked that the Articles of Incorporation be placed on the HON website, and it was agreed they would be added.

1:14 Motion to Close the Questions to the Board and begin voting on the Rules & Regulations proposal was approved.

1:15 Voting took place by members present.

1:18 Brian Culp provided an overview of the Treasurer's Report.

Questions were brought up around the need for adding to the Legal Reserve. It was reiterated that insurance that the HOA carries is for covering Board members only, not the HOA.

1:23 Results of voting on adding to the Bylaws a Rules and Regulations document was passed, 29 Yes to 7 No

1:24 Members then called out recognitions for those that have been dedicating time to the Board in recent years, to Doug for helping with the BBQ this day, and for Vikki continuing to manage the HON website.

1:27 Carol Hoke provided us an update on recent Tillamook County Safety issues as our "Safety Monitor" for the HON.

- The Fire Marshall will do a free evaluation at any homeowner's request for what is needed to make their property "fire defensible."
- Free Reflective Address Signs are available through the Nestucca Fire Department, Carol has paperwork to make the request.

1:33

Open Topics from the Community:

- **Speed on Pacific Overlook:** Members were asked to remind contractors and visitors to their homes to keep the speed down in their vehicles when travelling along Pacific Overlook Drive. We had a recent issue where a vendor was going too fast and skidded into a neighbor's front-yard recently.
- **Respecting View Corridors and Tree Heights:** Members brought up concern around the growth of many large volunteer trees along Pacific Overlook Drive both at the lower and upper levels of Pacific Overlook Drive, and in neighbor's yards, that are now becoming too tall for volunteer trees and are either now intruding into other neighbors' primary views, or will be soon. Members discussed that the volunteer trees which were planted after the establishment of the HOA need to be kept trimmed down and a definition of protected trees which are larger and were established before the HON is provided in the CC&Rs. Members also brought up the fact that any delay in reducing height of trees will only make future efforts required to lower them more expensive. Brian reiterated that neighbors are encouraged to talk to one another when primary view corridors are being encroached, but in situations where required the Board/DRC should be requested to get involved.

1:49

Meeting Adjourned