

Hills of Neskowin HOA Board Meeting

October 20th, 2023

Meeting Notes

6:02pm

- Meeting Called to Order
- Lowell could not attend the meeting.
- Motion to approve minutes: Carol, Theresa, Brian, David (Yes/No 4/0)
- Carol reviewed discussion with new lawyer on language for the ballot on dues increase.
- Motion to approve the ballot format to send to members: Carol, Theresa, Brian, David (Yes/No 4/0)
- Board members discussed reaching out in person to members directly to remind them of the importance of voting Yes for the new CCR language.
- Treasurer - Returned deposit to Lot #59, and all special assessments have now been collected
- Rules and Regulations committee are on the second draft of the Rules and Regulations document. Will bring questions back to the board on areas where CC&Rs are thought to be vague.
 - Committee is reviewing other HOA CC&Rs and will be bringing back recommendations to the board on rules definitions, fines structure, and appeal process to be reviewed by the membership before final submission for vote to the board.
- Brian will send out (via Vikki) an email on the RFQ for Landscaping asking for final feedback before we send to vendors.
- Theresa brought up the topic of potentially setting up an Advisory Road Maintenance committee to pay more consistent attention to Pacific Overlook and advise on issues observed on a more regular basis, the goal of finding issues sooner when repairs are less expensive. The board agreed pursuing this Advisory committee was a good idea.
 - Will send this out after the landscaping email.
- Motion to approve Committee Guidelines as written: Carol, Theresa, Brian, David (Yes/No 4/0)
- Discussion on Lot #59 about the temporary structures over their garden boxes. Board will notify homeowner to contact DRC for review, and discussion on alternative solutions that could better follow the aesthetic of the neighborhood.
 - Motion to agree this is a violation of the CC&R the current temporary covers on the garden boxes are unapproved, and advise to have the homeowner contact the DRC with a proposal in compliance with the current CC&Rs: Carol, Theresa, Brian, David (Yes/No 4/0)
- Lot #34 discussed at last board meeting minutes. Carol found no board decision documented. Brian did find an email thread with a quorum of board members approving the decision. Discussion with the homeowner will continue on their suggested solution to the issue.
- Lot #47 landscaping has not been completed and it beyond the 6 months since the start of occupancy. DRC would like to contact the owner to ask for the plans that were approved with the home. Lowell to see if we have the physical documents on landscaping approval, then will contact the DRC.

7:01pm

Meeting Adjourned