

Hills of Neskowin
Board Meeting
Thursday, June 15, 2023 via Zoom

Meeting called to order at 6:04 pm . All board members in attendance, with the addition of community members.

Agenda item 1: DRC Report- Dana Buckley first reviewed projects on lots #44 (minor modified deck plan) , and #36 (fence repair resulting from storm damage). Both are completed and scheduled for a final site visit by the committee.

In new business, documents had previously been sent to board members to review for the installation of solar panels on lot #10. Board vote to approve under the condition that the installation of the components be placed inside the dwelling where possible, so as to not be visible to neighbors.

Lots #58/59 submitted plans for raised garden beds. This was in response to a formal filed complaint due to existing structure, and request from the board to submit such plans or remove the structure. Upon recommendation from the DRC, as well as the board's own review of the documents, Board voted against approving the request, based on non-compliance with existing CCR's.

Plans were submitted for a fence between Lots #43 and #44. After review, the board voted to approve this request.

Agenda item 2: Brian discussed a plan to store the sand bags now being used to direct road water. Since it was pointed out that they eventually break down due to exposure to UV rays, a pallet could be placed in the common area back in the trees on which the bags can be kept, covered by a dark green tarp that will not be easily seen for the park or the road. These sand bags will be on hand and ready if ever needed in the future. Board voted in favor of the plan.

Brian also shared that the board had accepted a bid to replace the sandbag water diversion experiment with a more permanent and attractive asphalt berm, following the same path as the sandbags which had proved quite functional at reducing or eliminating the erosion at the side of the Pacific Overlook below lot 33. The contractor has indicated the work should be done sometime early in July.

Agenda item 3- John brought up a discussion with our landscape maintenance company regarding the moss situation in the common area. Bottom line is that besides killing it off with chemicals or burning it, there was no choice but to have moss. Seemed to be the opinion of the board and members that if you live on the Oregon coast, you have moss. So leave it alone.

Agenda item 4- David introduced the process undertaken by the temporary committee working on revising and updating the CCRs, and each change was discussed

completely and either accepted, wording changed, and then accepted, or rejected.
Some needed further work or legal review.

Summary is as follows:

CCR Changes:

Approval means that it will be put on the ballot to be voted on by the membership, not necessarily that individual board members agree with the change.

1- Changing the % approval from 75% to 60% is not allowed by ORS 94.590, further review needs to confirm. Discussion ended.

2- Raising annual dues. Changed 125% to 120% and approved.

3- Parking- definitions of RVs, size, purpose, etc. Need to rework and perhaps get some legal advice for precise language.

4- Building materials update. Approved.

5- Animals - leash laws and waste clean up . Reworded and approved.

6- Wording around fences updated. New wording approved.

7- Temporary Structures. New wording approved.

8- Newspaper boxes update. Approved.

9- Section regarding short term rentals was transitional and is no longer relevant.

Approve to remove from document.

10- Outdoor lights at night. It was determined that more research is needed to determine what is feasible and legal.

11- Approve of new language.

12- Fines for non-compliance. Still needs some work, and some legal advice.

Brief discussion also on ADU's (positive or negative for a community?) and the speed limit situation- does more need to be done? Signs, bumps, fines? Late hour left this to another night.

A quick reminder that the special assessments are due by June 30 (all or half)- letters will be mailed to those who have not yet submitted payment. Contact Brian with questions.

And we are still looking for individuals to run for 3 Board positions in August. Submit a short biography to Carol Jones by June 30. rwclmjones@gmail.com

Meeting adjourned 7:48 pm

Submitted by Carol Jones
HOA Board Secretary