

**HILLS OF NESKOWIN OWNERS ASSOCIATION BOARD MEETING**  
**August 31, 2013**

Attending: Jim Blasius, Steve Baumgarte, Jean Cameron, David Richardson and Sara Hogevoll. Design Review Committee advisor Dean Elliott also attended.

The meeting convened at 1 p.m. The primary purposes of the meeting were to discuss Design Review Committee (DRC) policies and protocols.

The Board approved David Richardson as Chair of the Design Review Committee. Board President Jim Blasius asked Lloyd Van Roekel and Bud Riley to serve as DRC members and also asked Dean Elliott to serve in an advisory capacity to the DRC. Ellen Gaddy was also asked to be advisory, but declined.

Jim explained that the Design Review Committee's review of any construction or landscape request would be the first step in the process, insofar as DRC would then make a recommendation to the full Board, which will then make a final decision. This addresses a concern raised by the HNOA Membership that such important decisions should be made by those who have been elected, as well as those appointed.

It was also agreed that siting of new homes would be reviewed by an independent surveyor during the DRC review step; this person is yet to be identified. Jean Cameron noted that the Design Review standards are in Article 6 of the CC&Rs; Jim asked the DRC to review this section in order to recommend any changes as needed. In particular, he noted the need to define "primary view" as guidance for the independent surveyor. David will review past legal decisions for guidance with regard to this definition. Jean provided everyone with copies of the DRC's plan review checklist as well as the Construction Standards and Conditions adopted by prior Boards of Directors. Jim noted that the Bingers have submitted a landscape revision request that requires review and a decision.

The Board unanimously approved a plan to paint "SLOW, 15 MPH" at various locations on our streets. Jim Blasius has secured templates, paint and reflector beads.

At the time of this meeting, no response had been received to the letter sent 8/12/13 to Vince and Walter Ferracioli regarding concerns over the fire hazards associated with their overgrown landscaping, as well as Scotch Broom and a rusting propane tank. Jim is trying to reach them by phone, but will write them if necessary with a deadline after which the Homeowners' Association will pay for the work and place a lien for that cost on the property.\*

Jean provided Board members with information regarding Dog Waste Station signs and bag dispensers. A decision to buy will be made at a later meeting, but there was a general consensus that these should be placed at the main Common Area and at the corner of Pacific Overlook and Surfview.

Steve Baumgarte was authorized to check prices and options for purchase of a riding mower, which he would house and maintain and use to mow our common areas.

This meeting adjourned at 1:40 p.m.

In an email vote on 9/4/13, the Board approved spending \$400 to cover chipping and removal of the debris taken out of the Common Area by the Neighborhood Work Party on 8/31/13.

Respectfully submitted,

Jean Cameron, Secretary  
HNOA Board of Directors  
9/13/13

\*PLEASE NOTE: Jim Blasius reached the Ferraciolis on 9/12; they agreed to get quotes for having their lot at 6725 Pacific Overlook cleaned up.