

Minutes of Board Meeting of Saturday Sept. 27, 2008

Present at the meeting were John Metschan, Bob Wilson, and Kathi Swanson. Jeff Wiles participated via speaker phone. Patrick Easton did not attend. Board will follow up with Mr. Easton to determine if he remains interested in volunteering for the Board.

The minutes from the Aug. 30, 2008 were reviewed and approved after two minor corrections. The corrections will be made and minutes forwarded to the Board.

The President reported that a number of residents have expressed concern about the growth of alder trees blocking their views. The Board had discussion regarding alders and it is believed that the legacy/full grown alders on lots at the time of home construction can remain. Smaller volunteer alders need to be cleared or trimmed back/topped to not impact neighbors' views. The Board will send out a reminder letter asking that all residents be neighborly and considerate regarding the views of their neighbors and keep alders and other planted trees trimmed back. If residents have asked neighbors to trim alders and other plantings and get no results they should put their request in writing to neighbor and submit a copy to the Board to follow up on.

The President was contacted by Bros and Hoes Landscaping Service. They submitted a proposal to trim and thin the coastal pine trees and put bark dust at the development entrance and on the corners of the landscaped spaces throughout the development. The cost would be \$1500 and is not part of the regular landscaping maintenance. Treasurer Jeff Wiles will follow up with past treasurer Tim regarding previous landscape expenses. We have approx. \$18,000 in checking account at time of the annual Homeowners meeting. During 2006-2007, \$5,000 was spent on all landscaping. The pines do need to be kept trimmed to not impact any views in the future. John will investigate further to determine if \$1,500 cost is reasonable and workable in budget.

Jeff Wiles will proceed to work on getting HNOA Website set up. The Board is still working on getting paperwork completed to get names of new Board members on Bank Accounts for Assoc..

The President received a suggestion from resident Jean Cameron that the Assoc. consider hiring a professional planner to evaluate and make suggestions regarding the siting of future houses, heights, views, etc.. This might be a more acceptable way to get people to agree on new building issues/views, etc. The Board doubts a planner's input would be binding on homeowners who submit future plans to the DRC. The Board discussed this issue and there is concern it would be a very expensive proposal for the HNOA. It would be a good way to help mediate certain problems, but it would be very costly and would not be binding. The Board declined to explore this suggestion further based of the probable high costs.

The President provided an update for the Design Review Comm. regarding the development of the Van Roekel's- lot #12 and the concerns by the Pappas that their view will be severely and unfairly impacted. On Sept. 3, 2008, the parties met, including John

Metschan and Gerry Sluman from the DRC. Others present were the Pappas, Van Roekels, Pappas' Attorney, Assoc. Attorney, and a relative of the Pappas. The Pappas requested that the proposed house be moved 5ft. north and 15ft. west on lot #12. That would move the Van Roekels down to a position that would remove any surf view for them and complicate future development of lots #8 and #9. There was not a resolution achieved at this meeting. There were two more letters received from the Pappas' Attorney. The Van Roekels then requested to move their proposed house 3ft. north while adhering to planned ridge height. The DRC approved that request. The Van Roekels have begun construction on their lot.

The DRC is also dealing with issues regarding the approval for building on lot #51 owned by the Luhings. The Wojtowiczs -lot #49 have sent a certified letter asking that the DRC rescind the approval based on a violation of the CCRs . Owners of lot #49 are saying the CCRs can not be adhered to if building proceeds. The DRC believes that the siting and sizing decisions made by the owners of lot #49 essentially foreclose the opportunity to develop lots #51 and #50. The DRC is working on resolving these issues, but have approved the building plan for lot #51. The only way the CCRs could be strictly adhered to would be to not build on lots #51 and #50, thus not impacting the view of lot #49. John Metschan will provide the owners of lot #49 with copies of the discussions, letters, emails, etc., between the County, designer, and past President. These documents show that the owners of lot #51 are building on the only site possible. This has to do with required septic and creek setbacks, unstable slope setbacks, etc., and other lot issues.

At our last Board meeting Jeff Wiles moved that the Board investigate the possibility of lowering the majority required to take action/change the CCRs-Bylaws from 75% to 60%. The President spoke with legal counsel who said the current 75% majority is a state statutory requirement and can not be changed by HNOA. It would thus be a waste of time to proceed with a vote of members to reduce the majority from 75% to 60%.

On 8/30/08 the Board had also discussed a vote by the homeowners to amend the CCRs to prohibit subdividing any additional lots. The Board believes that a request for a vote on this subject would not be responded to with a majority at this time of year. Rather the Board believes the membership would have more interest/participation in voting on this issue at the time of the next annual HNOA meeting. Homeowners need to carefully assess this issue and think about how it could affect our development in the future. There is concern about getting 75% of homeowners to vote on this.

The Board had further discussion regarding the subdivision of lot #6 and how the process proceeds through County approval. Is any notice given to neighbors regarding plans to subdivide lots? Will the CCRs need to be redone to reflect change in number of lots in our development? Our CCRs are silent in terms of subdivision. The President will follow up with legal counsel to get more clarification as to subdividing/CCRs. Kathi volunteered to call the County to obtain more information regarding the process of subdividing lots in development with CCRs and other details. The meeting was adjourned.