

The annual meeting of the Hills of Neskowin Owners Assoc. was called to order by President Jim Blasius at noon August 30th in the Commons area. Ten neighbors attended.

Jim began by thanking Doug and Debbie Millican for installing the metal railing that borders the steps down to the creek. The Board is considering extending the path along the creek to the west and installing a bridge to the opposite bank.

Treasurer John Metschan reported on the satisfactory financial condition of the association. It was noted that minutes of all meetings are posted on our web site. Since financial data is considered confidential those numbers will not be posted. Members interested in the details of the associations accounts can contact John directly. Members contact information is also confidential. Members who would like a current roster should contact the board.

The treasurer provided an update on the HNOA's exit from the Neskowin Regional Sanitary Authority. A special election was conducted by the county in March to determine whether the Board of County Commissioners approval of our petition to exit the NRSA should stand. The HNOA prevailed by a margin of 3:1. Election results were certified by the county on April 5. NRSA counsel alerted us the the existence of state law which specifies that any action which effects properties within a taxing district must be made by March 31. The NRSA budget for Fiscal year 2017/18 anticipates property tax revenues at the maximum rate allowed: \$0.59/1000. Thus by a margin of five days we remain vulnerable. Since it appears that the NRSA board intends to continue ignoring state law which confines their taxing authority to properties directly served the treasurer will contact the Counsel to the County Commissioners to see if an adjustment to the date of certification can be made.

On August 22 the Tillamook County Justice Court (Small Claims Court) denied our request to recover legal and election expenses from the NRSA. The judge observed that the HNOA was following prescribed procedures to exit the NRSA and those procedures to not address the recovery of related expenses

Three years ago an amendment to the CCRs was passed sun setting short term rentals in five years. With two years to run complaints about the behavior of renters continue. Ellen Gaddy volunteered to gather the experience of other HOAs regarding their use of fines to discourage owners whose renters cause disruption to their neighbors.

We are in need of volunteers to serve on the Design Review Committee and on the board

The number of votes returned for the two board vacancies was insufficient to elect the volunteer replacements. The meeting was adjourned.

During the following meeting of the remaining board members and in accordance with the CCRs, Tim Castille and John Metschan were appointed to fill the existing vacancies. Jim Blasius continues as President, Verne Mobley, Secretary and John Metschan, Treasurer.