

Hills of Neskowin HOA Board Meeting  
January 19, 2023 (Zoom)

Meeting called to order at 18:00. All Board members were present, as well as many community members.

First agenda item was DRC business. Doug reported no new items for the Board. Two new construction projects are nearing the one year deadline required to be finished. Doug will follow up and advise owners if an extension is needed.

Brian reported that the sandbag project appears to be working as intended, by re-routing the rain water so that it flows into the ditches in the reinforced areas. Although temporary, this could prevent further erosion until work can be done later in the year. It was suggested that maybe this success could lead to an effective but less expensive permanent fix. Meanwhile the sandbags will remain in place.

Brian also reported on the annual dues collection- 34 lots have paid. In another week Brian and Carol will follow up with a targeted email to those who need a reminder.

John reported finally making contact with our attorney and expecting a reply soon on the issue of the ORS, with regards to reserves, and our options for raising dues to cover costs both present and future. Intention is to get this back out for vote before end of first quarter.

John asked for a brief budget update, and Bring reported that, setting aside the major items needing reserve funds (paving, sealing, ditches), and certain variable expenses, we have a projected \$5000 shortfall in yearly operating expenses. John has been unable to connect with Oregon's Finest because of family situation on their part, but intends to do that ASAP and discuss lowering cost of services/cutbacks in service.

There was brief discussion about any other revenue sources. One suggestion had been previously made by a member to sell off the common area. Would require a 75% approval to do so, many reasons why this would be difficult/not desirable. Tabled.

Board will meet in executive sessions in early Feb. for further budget work.

As a follow up from last meeting, A committee is to be formed to review CC&Rs and work to clarify/strengthen/update them. This may include an enforcement policy, warnings, fines, etc. in cases of non-compliance.

Dave Richardson was asked to be the board representative on the committee, which he agreed to do. He will put out a notice to members asking for volunteers to be on the committee. One member in attendance (long distance) volunteered, and the suggestion was made that the committee could meet via Zoom if there were members who were not local.

Steve D. asked if there should be someone inspecting the culverts being installed during new construction to make sure they are sound. HOA owns the culverts. Inspections should be conducted and signed off by the county.

February meeting is set for 2/16/23, 18:00 Pacific.

Meeting adjourned at 18:35.