

Hills of Neskowin Owners Association Annual Meeting Minutes
August, 25, 2018

The meeting was held in the community commons. Jim Blasius called the meeting to order and began with introductions. There were new homeowners attending for the first time. Jim then gave the president's report. The building activity in the neighborhood has increased after a slow period in 2017. There are three homes under construction and another scheduled to start in about a month.

Accomplishments in the past year include:

- The adoption of our consolidated and corrected CC&Rs
- A significant reduction in the cost and quality of the insurance policy
- The completion of phase 2 of the common area creek side pathway including the installation of a bench
- Success in having the neighborhood removed from the taxation district for the Neskowin Sanitary District. This accomplishment provides an annual cost reduction to each homeowner close to the cost of our HOA annual dues

Jim then thanked the following people for service to the community:

- Vikki Scotti for the development and maintenance of our web site and facilitation of email communications
- John Metschan for his work on the CC&Rs, the sanitation district tax relief and for the work as treasurer throughout the year
- All of the members of our volunteer board
- Deb and Doug Millican for organizing and cooking the barbeque that preceded this meeting
- Jean Cameron for maintaining the doggy doo bag station
- Bob Simonson for managing the community mailboxes

John Metschan gave the treasurer's report. The HOA's finances are in good shape. We collect each year in dues sufficient revenue to cover expenses and put money in reserves for expense items like re-sealing our roads. Our largest expense is for landscaping including the common area improvements. The monthly landscaping cost has been \$500 and will increase to \$600 this coming year.

John gave a brief report about the activities of the Design Review Committee restating the building activity mentioned in these minutes.

John then reported on the election results for our Board of Directors. The three positions up for election will be filled by Jim Blasius, Steve Baumgarte and Jeff Wiles.

The meeting then went into open session. The first item of discussion was the need to re-seal our roads. The roads were re-surfaced five years ago and the contractor at that time recommended that they be re-sealed in five years time. This will prevent expensive optional damage caused by wear and tear and adverse weather

conditions. We do not have sufficient reserves to cover the cost and are going to seek approval for a special assessment to cover the difference. The current estimate for the assessment is approximately \$250 per lot. The board is asking for support among the membership to move this forward. If we are successful in the assessment election, there is no need for an increase in HOA dues for the coming year.

With the building going on now we are likely to have a need for another set of mailboxes. The board will communicate to the members to determine if there are boxes now committed that are un-used and might be released to those needing them.

Members discussed the need to be aware of the impacts on neighbors' views resulting from tree growth. Existing large sitka spruce and hemlock trees can be retained but alder trees that grow into view space must be topped or removed. Trees planted for landscaping must be maintained so as to not degrade neighbors' views and naturally propagating sitka spruce, hemlock and landscaping plantings need to be kept out of neighbors' views. The board prefers that neighbors handle tree maintenance directly but in the event this is not successful, the board can step in.

The meeting was adjourned.

The members of the incoming board held a brief meeting to discuss board positions for the coming year. Jim Blasius will serve as president. John Metschan will serve as treasurer. Tim Castille will serve as secretary. Steve Baumgarte and Jeff Wiles will serve as at large board members.