

HILLS OF NESKOWIN BOARD MEETING

September 4, 2012

Attendance: John Metschan, President
Jim Blasius, Treasurer
Linda Lucero, Secretary
Steve Baumgarte, Member At Large

The first order of business was signing the new Signature Resolution, as requested by Bank Of The West.

A general discussion on the condition of the streets of the Hills of Neskowin was held. We have received bids of \$75,000 for 1" of asphalt, good for 10 years versus a seal coat of slurry for \$30,000, including all preparation work. Another bid of \$21,700 includes a 2nd coat of seal on the 2% grades and is estimated to last 5 to 7 years was discussed. One member of the board had experience with asphalt and suggested that 1" of asphalt would look better, last longer, and be the superior choice. It was also pointed out that the seal coat, given our weather conditions, would start to look bad and show wear after 2 years.

A discussion of the funds that we have versus the funds that will be needed indicated we may need to make a special assessment to cover the cost of road repair. If a special assessment is required we would prefer to give a clear explanation, possible options and time table of needed funds to the property owners. The possibility of coordinating with other developments in our area, such as Sahali Shores, to cut costs was considered. The idea of doing spot repairs for the worst areas of the road was discussed as a way to buy time until we are able to fund the asphalt road repair.

The board members present discussed maintaining the two Certificate of Deposits that we currently have as our reserve legal fee fund. We have one for \$4,880.12 and one for \$4,834.78. Everyone agreed this would be a good idea. The total is close to the goal of \$10,000.

A thoughtful consideration was given to the August 3, 2012 e-mail from the Pappa's to the Hills of Neskowin Home Owners Board and Design Review Committee. The Pappa's are concerned with the potential growth of trees on Lots 11, 12, and 13 that may eventually interfere with the view from their home. The board's position is that in his order on July 30, 2009 Judge Roll made clear what constitutes the primary view of the surf and that view is not impeded. It was further noted that the CC&Rs require neighbors to trim vegetation so as not to impede a primary view. The board further agrees that neighbors should attempt to resolve conflict issues with each other before going to the board.

The two hand rocks along the drainage ditch between Gaddy's and Pappa's property will be left, as is, to help retain some of the sloughing from the denuded slope on the Pappa's property. When the Salal is mature, and if the Salal succeeds in preventing further damage to the drainage ditch from the dirt, gravel and debris washing down into the ditch from the Pappa's denuded slope the board will revisit the two hand rock issue. Until then, the board will monitor the drainage ditch, the flow of water, and any damage done to the drainage system due to the debris falling from the Pappa's slope during the rainy season.

It was noted that several of the empty lots in our area have become over grown. Protecting views and fire prevention are important considerations. The board would prefer for neighbors to resolve the issues between themselves in a friendly and neighborly fashion. When the failure of neighbors to resolve issues comes up the board needs a procedure in place for our residents to follow. The following suggestion was considered:

1. Contact neighbor with concerns and request to clear lot and or trees.
2. Neighbor to neighbor mediation through Tillamook County.
3. Contact board with proper documentation to show you followed the process and made a sincere effort to resolve the issue. The board would then give consideration to having the lot cleared, and file a lien against the property for costs plus interest.

Board meeting was closed.

Respectfully submitted,

Linda Lucero