

HILLS OF NESKOWIN OWNERS ASSOCIATION BOARD MEETING

August 6, 2013

Attending: Continuing Board members Jim Belasius and Steve Baumgarte; newly elected members Jean Cameron and Sara Hogevoll. Newly elected member David Richardson was unable to participate.

The meeting convened at 5:30 p.m. The primary purposes of the meeting were to address transition matters and elect officers. John Metschan, past President, briefed the new Board on past legal issues and costs.

The Board expressed their sincere gratitude to John for his leadership over the past few years. They also noted how grateful they were to Jeff Wiles for his Board service as well as to Linda Lucero, who served as Secretary. All three have given much to our community through their dedication and service.

Election of Officers:

Jim Blasius was elected as the new President of the Hills of Neskowin Owners Association (HNOA) Board; Jean Cameron was elected as Secretary and Sara Hogevoll as Treasurer. Steve Baumgarte will continue to serve as Member at Large, with an emphasis on providing back up for Jim Blasius when Jim is not here. David Richardson will also serve as an At-Large member.

Regarding Transition issues:

- Design Review Committee
 - Membership of the Design Review Committee (DRC) had included John Metschan, Bob Simonson and David Richardson; both John and Bob are resigning. Jim Blasius will ask David Richardson to continue and serve as liaison to the Board. Jim will also recruit at least two more members. The Board discussed likely candidates and expressed an interest in meeting with the new DRC to discuss plan review policies and procedures; the Board emphasized the need to be informed of all DRC deliberations and decisions.
 - John Metschan has the DRC plan files, which will be passed on to Jean with the other HNOA records for now. John Metschan also noted that the Site Plan (available on the HNOA website) was a Board project begun as an aid to future builders. The Riley residence (Lot 22) needs to be added and the Wojtowicz location corrected (Lot 49). He noted that Tom Golden from Otis developed the Plan.
- Records – John Metschan has the historical and working files for the association, which he will pass on to Jean Cameron as the new Secretary.
- Keys - As the new Treasurer, Sara Hogevoll accepted the PO Box key and will check the mailbox at least once a week.
- Web Site – John Metschan noted that his email is attached to the "Contact Us" tab. Jim Blasius will contact Vikki Scotti, our Webmaster, and ask her to replace it with his email instead.
- Banking – John Metschan's signature will be removed from signing authorities at the Bank of the West. Jim Blasius and Sara Hogevoll will be the new authorized signators.
- Membership Roster - John has been keeping the roster current as changes occur. The Board agreed with his recommendation that the roster be put up on the web site protected by password so that the Webmaster can do the updates. Jim will contact Ms. Scotti regarding this.

The Board also agreed to establish a Common Areas Subcommittee, which Mrs. Hogevoll will chair. She will work with the Board and other volunteers to organize a work party for Saturday, August 31st (Labor Day Weekend), to focus on clearing and improving the path to the creek behind our largest Common Area, as well as clearing shrubs in the NE corner of that area. Other projects, such as trimming limbs on shore pines

in other common areas, may also be undertaken that day. Future projects are likely to include benches and picnic tables for the common areas, perhaps a horseshoe pit, and more plantings at the entrance as well as in other common areas. Jim suggested a cookout after the 8/31 work party.

Jean reminded all Board members of our responsibilities to enforce the Codes, Covenants and Restrictions (CC&Rs) and noted the importance of discussing exceptions, if any, with the whole Board. She noted that "5.5, Parking," is important to understand if asked by Association members. Jim noted that he would like the Board to review all the CC&Rs in the future, with the intention of updating them as needed.

It was agreed that any item forwarded to the Webmaster for posting by a Board member would be copied to the full Board.

It was also noted that Tom Graves has asked to place a dumpster on his driveway, next to his garage, in support of remodeling work that is pending. The Board agreed that this is allowed; Jim will contact Tom to determine how long the dumpster will be in place, and to confirm whether it will be available to the 8/31 work party.

Those present agreed to meet again on the Sunday of Labor Day weekend; the time is yet to be determined. Jim will contact Dave Richardson regarding this meeting date.

The meeting was adjourned at 7 p.m.

Respectfully submitted,

Jean Cameron
Secretary, HNOA Board of Directors
8/12/13