

## HILLS OF NESKOWIN BOARD MEETING

February 15, 2013

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

John Metchan called the meeting to order.

Jim Blasius announced that we had received an 80% response to the survey he sent out to our members. Jim will organize the responses for the boards review. The board looks forward to proactively addressing any suggestions or concerns received from the membership.

The next order of business was a general discussion of the bids we have received for the maintenance of our roads within the Hills Of Neskowin. Generally the board agreed we need to keep our road system in good repair to maintain the property values within our community. The 1" overlay would last 10 to 15 years and cost roughly \$75,000. A seal coat that would last 2 to 3 years is roughly \$30,000. Repairing the road now, before there is major damage, will save the community money in the long run. Along with the fact that the same company paving Highway 101 (this summer) will be available to do our Hills Of Neskowin roads, directed the decision by the board to have the 1" overlay, professionally done to our road system.

The board has also meet with the bank and made arrangements to borrow money on a flex loan to be paid back in 5 to 7 years at a very favorable rate. Based on this the annual assessment to each lot owner would be roughly \$135. Each lot owner will decide to pay in full or accept the loan with the terms agreed to by the Hills Of Neskowin board.

The board will continue to look for ways to save money for each lot owner during this street maintenance process.

A motion was made and passed to accept the road maintenance plan and request a special assessment from the membership.

Based on article 4.6 Special Assessments for Capital Improvements of the Hills of Neskowin CC&R's a special assessment will be required with a 60% approval from the membership. The board will develop a letter to be mailed out to the membership explaining the thought process and asking for approval of the plan from the membership.

A general discussion for amending the CC&R's to reduce the approval needed was held. We will develop this idea at a later date.

Board Meeting was closed.

Respectfully submitted,

Linda Lucero