

## **HON HOA Board Meeting Minutes for December 04, 2024**

**(Approved unanimously by the full Board on 01/03/2025)**

**Meeting Called to order by David Richardson, President: 6:06pm**

### **Attendance:**

David Richardson, President

Ladene Culp, Secretary

Theresa Springer, Director

Steve Baumgarte, Director

Mike/Kathi Landers, DRC

Doug Millican, DRC

(Cindy VanLeuven, Treasurer, was approved absent.)

Quorum Achieved

### **Board Member Continuing or Current Items:**

**2025 Dues:** Board discussed the annual allowance of a 5% increase from the previous year to be added to the 2025 budget. All Board members agreed the increase is important.

***Motion to increase annual assessment dues for the 2025-year budget, from \$264.00 to \$277.20, made and seconded.***

***All attending in Favor. Cindy V absent.***

***Motion to approve minutes from the August 17, 2024, Member Meeting as read, made and seconded:***

***All attending in Favor. Cindy V absent.***

***Motion to approve minutes from the November 20, 2024, Board Meeting as read, made and seconded:***

***All attending in Favor. Cindy V absent.***

Meeting minutes for the Board Meeting of August 17, 2024 are still being written and will be approved at the next Board meeting.

### **Contact of Attorney for Lot 53:**

New emails with concerns/complaints have been sent to the Board from Lot 53, part of an ongoing issue. Board discussion:

Ladene suggested that anytime a member who now or in the past has threatened a legal action against the HON HOA has new concerns, complaints or demands, the Board should consult with the HOA attorney. All agreed. Theresa noted that the form concerning ADA that came with the email is for rentals and condominiums, not for private residences, but should be included.

***Motion made to provide the HON HOA attorney with the latest email batch and to include the landlord document for review and advice.***

***All attending in Favor. Cindy V absent.***

**HOA LLC, FinCin Filing Status:** Theresa to work on this in the next week. HOA and Board information to be gathered as necessary.

**Road:** David's talks with Tillamook Co Road Dept –Brian Olle:

Due to only having a 20-minute notice of arrival, Brian and Ladene Culp were tasked with meeting with Brian Olle to examine the road. Short version: The road is in good condition. Brian O felt the road was very well built and drained. There are some cracks but those are typical. New resealing is not urgent, but should be done in the next 2-3 years, depending on wear. He suggested that cracks in driveways can be fixed by owners and should also be sealed, some possibly sooner. A full summary of the conversation is available by email upon request. David will email out a review of the interaction.

**Landscaping:** David has not yet had a chance to reply about bids. Will happen before year end.

**Financial Report:** Member David Tran has provided a spreadsheet to assist with HOA financial reports. He, David R and Cindy V will meet to discuss. A report will be emailed to members when completed.

**2023 Annual Assessment balancing outage:** The missing check/deposit has still not been found, even after a detailed examination. David and Cindy continue to search through the information provided by the bank.

**2025 Annual Assessment:** Now that the annual assessment has been increased, Ladene agreed that she would send out the invoices, first by electronic communication, then on paper by USPS as necessary. Payments can be made three ways: Drop off at the Culp residence (6725 Pacific Overlook Dr. A text before to make sure they are home please, 503-927-9666), by mail, or electronically by Zelle. This information, including the Zelle email link, will be included on the invoice. Ladene agreed to test it by paying her own with Zelle as she did last year.

**Secretary Request:** Ladene asked for permission to include community notes in the email used to send out the approved meeting minutes. This time: Steve's CPR class, request for member volunteers to both the Design Review Guidelines Committee and the Rules and Regulations Committee. All agreed it would be acceptable for the Secretary to provide information specific to the meeting-minute announcements.

**Next meeting:** TBA

Meeting closed at 6:31pm.

Minutes provided by Ladene Culp, HON HOA Board Secretary.