

## HNOA ANNUAL MEETING

AUGUST 21, 2010

The meeting was called to order by President John Metschan at 1:30 pm. The meeting at the Neskowin Fire Hall was attended by 32 owners, representing 29 lots. Other Board members present were Jean Cameron, Margaret Russell, and Kathi Swanson. Treasurer Jeff Wiles was not able to attend. Jean Cameron is leaving the Board, after serving the past two years. This is the third time she has volunteered to serve.

The President introduced those running for the two two year seats on the Board: Bob Simonson, who was on the Board a couple of years ago, Kathi Swanson, who has offered to serve another two years, and Ron Wojtowicz who is a volunteer firefighter in Neskowin.

The President provided an update on Design Review Comm. activities, and noted that there have not been any new applications for building. The owners of lot #11 are in the process of finishing up their landscaping project. The Bingers also completed a landscaping project this year. Margaret Russell submitted plans to build some months ago, but decided to withdraw her application. The Luhrings have started to build on lot #51.

The President reported that the Board has hired Tom Golden, who does residential design and who has worked with Butterfield and other builders in the area. He was contracted about six weeks ago to do an “as built rendition” of the HON. He will layer into that his suggestions as to where future building sites could be to maximize owner’s views, taking into consideration the views of homes that are already built. Tom has had some difficulty getting information from Tillamook County on a timely basis. The Board had hoped some of Tom’s initial report would have been completed in time for this meeting. Once his report is complete it will be made available to the membership through means to be determined by the Board. The Board decided that an updated plotting of where all homes have been built and potential home sites of lots remaining will give guidance to the DRC, owners and builders in making future decisions. Owners will not be required to follow the recommendations, but this study will provide guidance before plans are submitted to the DRC.

Recent legal decisions were reviewed by John Metschan. The Van Roekels had a hearing before Judge Roll in February 2010 to recover their legal expenses. The Judge finally issued his decision, awarding the Van Roekels almost everything they had asked for. Based on that decision, the President has asked our attorney to contact the Pappa’s attorney to see if there might be some way to resolve the Pappa vs. the HON differences without incurring any more legal expense. That matter is now being discussed by the attorneys with their clients. The Board hopes this can be resolved without necessitating the HON to file for a Summary

Judgment next week to recover our legal expenses. Updates on this matter will be available on the HON web site.

As Treasurer Jeff Wiles could not attend this meeting, Jean Cameron reviewed the Financial Summary 7/1/09 to 6/30/10, provided to all in the Annual Meeting packet. The largest expenses this year have been legal fees, resulting from the Pappa case. Total income for the HON was \$22,435.88 and total expenses were \$27,795, leaving a deficit of \$5,359.12. Therefore, two CD's were cashed equaling \$5,300, so we are back to the same operating balance we had one year ago. Our total cash position as of June 30<sup>th</sup> is \$28,862.15, including the CD's and balance in checking. Jeff will be doing a year end report that will be posted on the web site. Jean encouraged all to check out our web site and keep up with news posted.

Owner Ron Wojtowicz asked why he had received a second notice to pay his 2010 annual homeowner fees, after he had already paid them. The President apologized and explained this was due to an error on his part in not correctly recording the payment. Since the Treasurer is in Portland, the President picks up the mail/checks as they arrive here, and then notifies the Treasurer of the payment.

The President announced that we had representatives from two community groups who would be presenting today. He asked that Open Discussion be held until after these presentations. Jean Cameron introduced Alex Sifford, who serves on the Neskowin Water Board with Jean. He also Co-Chairs the Cascade Head Marine Reserve Community Team, and Chairs the CPAC – Community Planning Advisory Committee in Neskowin. Mr. Sifford also manages the Nestucca, Neskowin, and Sand Lake Watershed Council and was present to provide information about this program. He related that this watershed area covers a large area, extending about 53 miles east, almost to Carlton.

The Council is an umbrella group that does restoration projects in our area. For example, every other year they clean Nestucca Bay and collected one and a half tons of garbage. They also do planting and anyone who has property along side creeks or streams can have free planting of native trees and shrubs. These plantings come from a nursery they have started at Nestucca Elementary School and Neskowin Valley School. They receive Lottery Grant dollars and use these funds to place timber in streams and replace culverts that are not fish friendly. Another local project was up Slab Creek Road in Neskowin, where they built a temporary bridge across Neskowin Creek and restored a fish ladder. The Watershed Council office is located at the Kiwanda Community Center in Pacific City. Mr. Sifford started his involvement as a volunteer. They are currently looking for more volunteers, especially need help with planting in the spring and clean up of the bay and creeks. More information can be obtained at (503)965-2200.

Mr. Sifford also provided an overview of the Neskowin Citizens Planning Advisory Committee. Neskowin is an unincorporated community, and a CPAC provides communities like ours a voice before the Tillamook Planning Commission. CPACs were intended as a vehicle for communities to provide input on issues before the County Planning Commission. Recently our local CPAC provided input about the proposed development in Neskowin, the Cottages at Hawk Creek. Over the long term 129 attached homes are planned. At present there is approval for the first 26 homes to be built. Mr. Sifford noted that sewer capacity is limited in Neskowin, but is sufficient for the first 26 homes. CPAC meetings are held the first Saturday of each month in Neskowin at the Fire Hall and check out their web site regarding current issues. Any Neskowin area property owner is welcome to attend meetings and join.

HON resident Ron Wojtowicz was introduced as our second guest speaker. Ron is our local volunteer for the South Tillamook County Mapping Your Neighborhood Project. This project's focus is on preparedness and safety of all residents during any type of natural disaster in our area. He noted that the priority for all will be to take care of yourself and family first, and therefore everyone needs to be prepared ahead of time for any emergency. Volunteers plan to map out the area so emergency responders will know addresses, which homes are occupied, and how many people and pets live in each home. It is planned that there will be four teams created to help deal with emergencies. Their first priority will be checking on neighbors, especially the elderly and disabled who will require assistance. They will organize gathering sites, care centers, and it is hoped residents with medical and other supportive skills will volunteer. Ron has already completed the basic layout mapping of the HON, and volunteers are proceeding to map the Neskowin neighborhoods in detail. Those interested in obtaining more information or in volunteering should contact Mr. Wojtowicz.

President Metschan then asked that all ballots be turned in so the official count could be completed during the Open Discussion portion of the meeting. Ballots were collected and the meeting moved forward with discussion.

During discussion Mike Pappa wanted to alert all residents about a recent problem he had experienced with water pipes in his garage. He urged anyone who had a home built by Butterfield to check for water pipes that might be installed over the garage ceiling, as this is where his water line enters his home. He noted that the Bingers had major water damage when a water pipe in their garage ceiling froze and burst a couple of winters ago. The Pappas also had a similar water pipe failure a couple of months ago, due to freezing, expansion, and cracking of the PVC pipe. The water had been turned off and when it was turned back on the pipe had expanded, exploded, and started leaking. He said this problem may exist mainly in homes built in the initial phase of the HON. Homeowners Tim Castille and Jim Stein both stated that they recently have had leakage problems with PVC pipes and urged owners to check their water pipes.

Discussion proceeded with Ron Wojtowicz suggesting that the HON web site should have a method for an owner being able to ask a question of the Board and then having the answer posted so all residents could read the response. He felt that would help everyone remain aware of issues and might create more of a dialogue among owners. The President responded that some have used the contact us tool on the website and received direct answers, but noted that people would need to indicate whether or not they want a direct response or if the question and reply can be posted for all to read. The President said this suggestion would be explored and he also expressed appreciation for all the work Debbie Lincoln has done on the HON web site.

Mr. Wojtowicz also questioned the need to hire an expert to complete research at Tillamook County Planning Dept. regarding building, site plans, septic plans, (referring to Tom Golden). He suggested that volunteers might have been willing to do this research, as he was familiar with some of the County research materials needed. The President stated that the contract had already been signed with Mr. Golden for this project. Board member Jean Cameron clarified that the Board felt we needed to hire a professional to provide advice to the DRC in terms of guidance with decisions about future home sites. Due to the recent legal issues it is becoming harder to make decisions on house placement sites that satisfy all. The advice from the professional will be shared with the lot owner and builder, so they can make the best decisions before submitting plans to the DRC. This will be an advisory tool for the owner, builder, and DRC, with awareness of County septic layout plans.

Homeowner Jerry Sluman announced that he recently used a local company that provided excellent service installing electronic equipment in his home. He said that IconiPro in Pacific City was very responsive and he would recommend them. Contact Jerry for more information.

The President then announced the results of the Board election. Bob Simonson and Kathi Swanson were elected to serve on the Board for two year terms.

Continuing discussion, Steve Baumgarte reminded us that he and his wife Cathy are still coordinating the Neighborhood Watch Program. He has been given keys to some of the homes in the HON, and any owner can provide them with a key. In an emergency they are able to enter the home if a problem or concern is noted. He was alerted to a home with a water leak problem, was able to turn off the water at the street, and to notify the owner of the issue. Steve asked owners to be sure to give them new keys if the locks have been changed, as sometimes they have not had the current key. He suggested that owners should also remove the foam insulation blocks they have around their foundation vents to increase ventilation under homes during the warm summer and fall months. They can then be reinstalled when the weather cools.

Mr. Wojtowicz stated that he felt it would be beneficial to have more than one homeowner meeting during the year. He has noted that owners have been mowing and cutting back growth in vacant lots and feels this makes the development look better. He believes this coincides with the Annual Meeting and perhaps more frequent meetings would lead to owners better maintaining their lots.

Trudie Metschan encouraged all owners to use the HON web site often to stay informed. She said many questions can be answered and there are links to community organizations, by simply going to our HON web site. She noted that some owners state they are not aware of an issue, when all of the details are already posted on the site. She again thanked Debbie Lincoln for all her work keeping the site updated.

Mary Alice Lee, one of the first residents of the HON, asked if there was any interest in keeping a history of the HON, so residents could be aware of when the development started, when homes were built, etc., and other history. John Metschan stated that some of this information might be easily accessible, with Tom Golden now doing research of previous homebuilding, and this suggestion would be explored.

The meeting was adjourned, with the Board to meet in Executive Session immediately following.

Respectfully Submitted,

Kathi Swanson