

**HILLS OF NESKOWIN OWNERS ASSOCIATION BOARD MEETING
WITH THE DESIGN REVIEW COMMITTEE
July 5, 2014**

Attending: Jim Blasius, President; Steve Baumgarte, Vice-President; Sara Hogevoll, Treasurer; David Richardson, Design Review Committee (DRC) Chair; Lloyd Van Roekel, DRC; Bud Riley, DRC; and Jean Cameron, Secretary

The meeting convened at 1:30 p.m. with Jim Blasius explaining that Sara has asked to resign as Treasurer, having found that the time demands are too much now that she has a new baby to care for as well. She agreed to serve on the Board for the balance of her term (until 2015). In a later email vote, the Board made the decision that Jean Cameron, as an elected Board member, should assume the Treasurer duties in addition to serving as Secretary for the balance of this election year. Jim Blasius will serve as Assistant Treasurer and secondary signer on the account.

The Board then discussed the suggested changes to the CC&Rs in order to agree on a final draft to be submitted to an attorney for review. David and Lloyd took notes to incorporate into the final draft. Since the definition of "primary view" is key to approval of future construction, the Board agreed to ask the attorney to provide guidance on that issue first. We will also ask the attorney to provide guidance regarding our compliance with state and county regulations and on whether minor changes, such as reference updates, will require an Association vote. Lloyd Van Roekel, who will be our liaison with the attorney, will ask for an initial cost estimate for all work.

If the recommended changes regarding parking in the Common Area pass an Association vote, the Board guidance for approving such parking would include a limit of 7 days only on the asphalt pad.

In other DRC/Board policy discussions that support the CC&Rs but do not need to be stated in the CC&Rs, the Board agreed that several steps will be needed prior to DRC and Board approval of proposed construction or remodeling of existing buildings. The following must be provided to the DRC at the lot owners' expense:

- The results from using story poles to determine heights and subsequent impacts of views;
- A report from a surveyor regarding roof lines and topography; and
- An independent review regarding view impacts for both existing and future buildings.

In addition, prior to a final decision, the DRC will share this information with neighboring lot owners and seek their feedback.

The Board and DRC members then discussed a proposal by Tom Graves to build on lot 17 and agreed that the process noted above would be used, although any decision will also be influenced by the attorney's guidance regarding the definition of "primary view."

The Board noted that the first phase of placing roadside rocks to stabilize the new paving had exceeded Lakeside Landscaping's original estimate of \$2360, which the Board approved at their May 31st meeting; the total cost was \$3715. The Board approved spending up to an additional \$1200 from the Construction Fund to finish the job.

Steve reported that Lakeside will remove trees in our right-of-way on the uphill corner of Whale Watch and Pacific Overlook, as well as uphill from the intersection of Pacific Overlook and Pacific Overlook because these trees are blocking the uphill views of approaching traffic for vehicles exiting these intersections, thus causing a safety hazard.

Jim reported that he has obtained blue reflectors at no cost to place in the street as fire hydrant markers for the Fire Department. The Board approved using them.

Jean reminded everyone that a mailing to all Homeowners must go out at the end of July in preparation for the Annual Meeting on August 30th. The mailing will include an Annual Report (from Jim Blasius), a financial report (which Sara provided), and ballots for the two open Board positions (Jim and Steve will submit their bios and anyone else interested has been asked to email them to Jean no later than July 12th, although she reported that none have been received to date). Jim and Steve's material is due to Jean by July 12th. Jean will draft a cover letter with the meeting details as well as information regarding the work party and BBQ on August 31st.

Jim hopes to place a viewing bench and picnic table on concrete pads in the Common Area at the work party. The Board approved a not-to-exceed budget of \$1500 for these improvements.

The meeting adjourned at 3:30 p.m.