

HON HOA Board Meeting Minutes for November 20, 2024

(Approved unanimously by attending Board on 12/04/24. Present, David R, Theresa S, Ladene C, Steve B, absent, Cindy V)

Meeting Called to order by David Richardson, President: 6:02pm

Attendance:

David Richardson, President

Theresa Springer, Director

Steve Baumgarte, Director

Cindy VanLeuven, Treasurer

Ladene Culp, Secretary

Mike/Kathi Landers, DRC

Doug Millican, DRC

Quorum Achieved

Motion for to approve minutes from the October 29, 2024 Board Meeting as read, made and seconded:

All in Favor

Board Member Continuing or Current Items:

Meeting minutes for the Member's Meeting are still being written and will be approved at the next Board meeting.

David:

Bids for 2025 Landscaping came in from both Spiro and Oregon's Finest Gardeners (OFG).

Spiro: \$8400 for the year, for 10 months of once-a-month service same as 2023, skipping two winter months. A 5% increase over 2024.

OFG provided two bids, one for once-a-month service inclusive of all 12 months at \$9000, one for 12 months service as well as bark and care for the HON HOA owned flower bed areas at \$9600 for the year.

Board discussion included history on costs and the cut back on services from two years ago, as well as what is expected of the contractors. It was suggested that OFG had provided a better service than Spiro and it can be helpful that they are local. Spiro is out of Newport. The costs

are similar per month if the extra months of service are included. Costs of labor and product for the beds seem reasonable.

Motion to approve the 2nd, \$9600 bid from Oregon's Finest Gardner for the 2025 year made and seconded:

All in Favor

2023 Annual Assessment balancing outage: The missing check from the 2023 annual assessment had been determined to be found, but evidence proved that it was not the missing check. David and Cindy will ask for research from the bank to provide pictures of all deposits so that the missing deposit can be located when they go to the bank on Friday, November 22, 2024, to set Cindy up on the accounts as Treasurer.

Road: David's talks with Tillamook Co Road Dept –Brian Olle-- have continued. They will be doing a non-professional assessment of the road re: the need for re-sealing. It was suggested that we would have a better understanding of the needs if we knew what compounds were used in the last sealing as there are several different used for the process. Board Members will be looking for that information to provide to David for his discussion with the County.

Financial Report: David and Cindy will be putting together a financial report to be provided to the community due to the change in the Treasurer status, hopefully by the end of the year.

2025 Annual Assessment: Ladene agreed that she would send out the invoices for Annual Assessments by next week, first by electronic communication, then on paper by USPS as necessary.

HOA LLC Filing Status: It was found that the HOA must register on FinCin, the government audit authority to comply with the LLC law to the point that HOAs are excluded. Must be done by the end of the year. Theresa will be filling out the forms, hopefully over the Thanksgiving Holiday.

Meeting closed at 6:25pm.

Minutes provided by Ladene Culp, HON HOA Board Secretary.