

HON HOA Board Meeting Minutes for June 30, 2025

(Approved at the 07/14/2025 Board Meeting by Theresa Springer, John Metschan, Ladene Culp)

Meeting Called to order by Theresa Springer, President: 4:01pm

Attendance:

Theresa Springer, President

Ladene Culp, Secretary

Bruce Blank, Director

John Metschan, Director

Attending: Carol Hoke, Marylee King, Dana Buckley, Jeanene Lopez, Doug Millican, Kathi Landers, Brenda Freshman, Jeff Wiles

Quorum Achieved

Motion to approve minutes from the May 29, 2025 Board Meeting as read, made and seconded:

Theresa S, Ladene C, Bruce B, John M in Favor. (David R absent.)

Treasurer's Report:

Ladene provided a revenue and expense statement of the current operating account that will be sent out along with these minutes once approved. She noted that the amount set aside in the operating account for legal fees has been met and that further legal fees should be paid out of the legal reserve. All other transactions are as normal.

New Business:

Request by Carol Hoke:

Member Carol Hoke asked that an invitation to the Neskowin Citizen Advisory Committee (NCAC) to be sent out with the minutes. Carol spoke on the importance of the committee to the community and listed some of their accomplishments and activities. All Directors present agreed this invitation could be sent with the minutes. Ladene sent them out with the previous meeting minutes.

Mailbox repair payment:

The community mailboxes suffered injury as a door to one of the drop boxes was sheared off. Bob Simonson, who has been monitoring these boxes, had the door repaired.

Motion to reimburse Bob Simonson \$171.74 for the repair of the boxes made and seconded.

All attending in favor.

To be forwarded to the Treasurer

Fine Process Outline:

Ladene asked that this topic be moved to after the executive session.

Reports from Sub-Committees and appointed Liaisons:

DRC:

Lot 40/41: New roof, different color. DRC Chair Dana Buckley presented the new color and stated that the DRC suggested approval.

Motion to approve the new roof work for Lot 40/41 made and seconded:

All in attendance in favor.

Lot 42: New roof, like for like. DRC Approved.

Lot 45: Solar attic vent. DRC suggested approval. Theresa Springer recused herself as it is her property. Ladene moved it forward.

Motion to approve the solar attic vent made and seconded:

John M, Bruce B, Ladene C in favor.

Lot 47: Completion, whole house and landscaping work. It was inspected on 6/22. DRC has marked it closed. David to be contacted about return of construction fee.

Lot 7: New house construction plan to be reviewed by the DRC.

Lot 61: Retaining wall. Two projects, one deferred to the Board. Second to be reviewed later.

Rules and Regulations:

Current:

Ladene asked that the rules previously be sent to the community for comment be voted into the current Rules and Regulations document so that she could rework that document as previously approved. She stated that there would not be more rules made until after the DRC Guidelines were announced to not put in unnecessary or conflicting rules. The rules voted on were HOA Property rules, trash and signs, all sent out previously to the community and the Board.

Motion made to approve those rules made and seconded:

All in attendance in favor.

Fire safety notice:

Ladene asked that Firewise guidelines for landscaping be added to the document library as a reference that will be noted in the new format for the Rules and Regulations. It was agreed that it would be done by all attending Directors.

Bruce Blank was excused from the meeting due to an emergency.

Old Business:**Annual Member Meeting:**

The fire station was again suggested as a place to meet and all agreed that due to weather, sound system, availability and ease, this would be the best place to hold the meeting. Dates were discussed and the consensus was to hold the meeting on August 23, 2025, at 2pm at the Neskowin Fire Station, if available. (It was later found to be available.)

Quarterly Board Meeting with membership participation:

As time got away from everyone, Theresa S suggested that the first of these meetings would begin the quarter after the Annual Meeting. Everyone attending must agree to the Code of Conduct. Questions may be held by the Board for later discussion if further research is required.

Ballots:**CC&R Change for Assessment Increase:**

Ladene brought up that it is the duty of the Board to attempt to increase the budget to the point the Reserves could be filled. She suggested that a vote should happen every year as necessary. John M feels that all payments should come from special assessments as they are easier to pass. Discussion decided that the same wording as the attempt from the year before, where every member was called in the hopes of opening dialogue and helping pass this crucial change, would be used for this year as well. It was agreed that it would be done. There was also discussion on whether the HOA was legally required to have a reserve fund at all. Theresa felt it did, but John and Ladene understood that this question had been asked before and due to the incorporation date of the HOA, HON HOA was not required to keep a reserve fund. Theresa decided to ask the attorney. There was no vote.

Who is running:

There are currently three positions open and at this time, there are three people the turned in information by the date provided: Theresa Springer, Bruce Blank and Kim Anderson.

Who to count and where:

No conclusion as to who or where was made, only that those available to count were David R, John M and Ladene C. Ladene also noted that a member had asked to witness, and it was agreed that person would be informed.

Ballots were stated to go out on or before July 15, 2025 by US Mail.

HOA Property:

Ladene asked if there could be a process or guideline about when and who a member asked about work done in the areas owned by the HOA, if it was the Board or the DRC she didn't care, but that she thought there should be a guide as to when and what members needed to ask in order to perform work in those areas. There was a lot of discussion about how the DRC should oversee this process, even though it is HOA owned property under the responsibility and liability of the Board of Directors.

Ladene asked again about a guideline for when members should ask about work in that area and how they should ask such questions. If they plant anything? Only what is now covered under the Rules and Regulations? She suggested the rules and regulations voted in at this meeting might be a guide, but did the Board agree that was the only guideline needed? There was much confusing talk about micromanaging the community that conflicted with a statement that they should ask before doing any work in the area and the statement was repeated that the DRC is the expert.

Ladene again asked if it would be better if there was a set guide as to what work could be done without Board approval, since it is required by law that the Board regulate and care for that area and the liability therefore belonged to the Board. Theresa and John then asked Dana Buckley to talk about the DRC of which she discussed how the DRC does and doesn't work.

There was no conclusion to this discussion and Ladene did not get her question answered.

Guideline for non-landscaped areas:

Ladene had a question from a member about non-landscaped areas in the HOA owned property that may need work and how members should go about noting this to the Board. There was much confusion as to what this meant. She tried to explain that there are non-landscaped areas in front of certain lots that have trees growing or noxious weeds or damage and she wanted to know how members would report that to the Board. Email was suggested.

Board Member Items:

Theresa:

Theresa had a statement about the Board stated rule on speakers at the Board Meetings. She feels that the Board can and will ask anyone they wish to speak to, committee, member, expert or DRC and that it's a Board choice. Ladene also wished to also speak on this matter and stated that while in general she agreed with the idea that the Board could at any time ask anyone they wished to speak, she felt the Board had a duty to follow its own rules and when someone holds up their hand at a meeting and then is called on to speak because they are an expert, this confuses both her and the membership on what is allowed. She pointed out that most members are experts on their own

properties and would like to add information or correct the Board during a meeting but that this isn't allowed. Experts being a vague term. John M felt that the Board has a right to do whatever they wish and could call on anyone at any time. Ladene tried to point out that calling out that someone held up their hand and then the Board let them speak was confusing and would be considered selective. John stated he was done with the conversation and jumped the meeting to talk about his own item.

John:

The concrete pads the Water Department is going to place in the area around the fire hydrants are not always conducive to hillsides or embankments that are prevalent in the community. The Department wondered if the HOA would allow bollards instead. The Board agreed that it should be up to the Water Department as they had experts and would know what worked best.

Ladene:

Ladene had a question about the mailing list and wanted to know exactly what she should be sending out and could email be excluded as had been suggested to her. No other Directors knew the answer and she was referred to looking at the past minutes.

At 5:29pm the Board moved into Executive Session to discuss a private financial matter.

At 5:44pm the Board exited Executive Session.

Motion to send a violation and fines letter for late payment, including fine, to Lot 22, then if not paid in 14 days, put lien on the home, made and seconded:

Theresa S, Ladene C, John M in favor.

It should be noted that Lot 22 had been approached in person, by mail, by email, and by text, multiple times, about this late payment.

Tabled to a future meeting:

Fine Process Outline

Moving the Bank Accounts

Contingency Plan for Board Meetings

Treasurer Guide

Meeting adjourned at: 5:49pm

Minutes provided by:

Ladene Culp

HON HOA Secretary

