

**HILLS OF NESKOWIN OWNERS ASSOCIATION BOARD MEETING
WITH THE DESIGN REVIEW COMMITTEE
May 31, 2014**

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

The meeting convened at 10:30 a.m. with an update on the CC&R review process. The Board agreed that additional input on updates from Association members would be accepted for another week, after which Lloyd and David will compile all inputs as edits to the current CC&Rs and send that to the Board for their review and comment. In the meantime, Lloyd will contact the three suggested attorneys by phone to discuss the project and their fees, and will then recommend one to the Board so we can send the final draft to them for review. The attorney's review will include an analysis of our CC&Rs' compliance with current law as well as an analysis of our recommended changes. Changes which are just "housekeeping" may be implemented after the attorney approves; those requiring a vote of the Association will be put to a vote.

The Board then reviewed current issues for the Hills of Neskowin Owners' Association (HNOA) meeting, including:

- Luhring view issue: In response to a concern expressed by the Lührings (Lot #51) about trees on the lots below them blocking their view, Steve Baumgarte and Ron Hogevoll walked lots 52, 53 and 54, but boundary lines were hard to determine in the undergrowth. Jeff Wiles (Lot #54) and the Hogevolts (Lot #52) subsequently paid to have the trees removed. The owner of Lot 53 had expressed an opinion that removal of new growth blocking a neighbor's view should be paid for by the entire Association. The Board agreed that the CC&Rs clearly state that it is the responsibility of the property owner; the Board urges all lot owners to control the height of new trees that were not on the lots when purchased.
- Scotch Broom removal: Jim reported that the lot owners whom he'd contacted to remove scotch broom had all done so. Steve reported that any scotch broom in the Association's right-of-way areas had been removed. Jean indicated a concern with a large scotch broom spotted near the border of lots 1 & 2; Jim and Steve will take care of it.
- Disaster planning and neighborhood watch meetings: Jean reported that only six fulltime households had not been able to attend the January Disaster Planning meeting, which she led and which the Van Roekels hosted. Jean will follow-up with those six and will also post information on the HNOA website for part-time residents. Lloyd Van Roekel and Ron Wojtowicz have expressed an interest in becoming licensed as ham radio operators, which would aid the neighborhood in communications during a disaster. Ron is checking on what kind of radio equipment is needed to reach the Incident Command Center in Hebo. The Van Roekels also hosted a meeting led by Steve Baumgarte regarding neighborhood safety issues. Neighbors have expressed an interest in meeting annually to review/discuss such issues.
- In other Design Review Committee (DRC) business, improvements approved for Lots 18 and 58 are proceeding and look nice. Steve advised the DRC that the owner of Lot 18 is interested in purchasing Lot 17 in order to attach a garage to his existing house that would extend onto Lot 17. There is a concern that the construction, as currently planned, would block 30-50% of the view from Lot 35. The DRC will require any other individual(s) planning a build to pay for an impact study to the community by a Board identified professional firm. We are now requiring this to minimize the chance or degree of legal entanglements and unhappy neighbors. Surrounding neighbors will have opportunity to comment on the impact study prior to the DRC and Board making its final decision.
Dean Elliott announced that he was resigning from the DRC due to health issues. Jim led the thanks for all of his contributions. Steve Baumgarte volunteered to replace Dean on the DRC.

Sara Hogevoll, Treasurer, presented the following YTD financial report as of 4/30/14:

- The General Account balance is \$13,687. Most of the 2014 annual dues have all been received; the total so far is \$12,123.47. Our 2014 expenses YTD total \$3016.35.
- The Construction Account balance is \$14,183.60. Thirty-nine lot owners paid their paving assessment in full, and five others have made their annual partial payment so far; Sara will send email reminders to those whose annual payments are due by July 1. The May statement for the Paving loan shows a balance of \$22, 701.48. The next payment of \$6334.65 will be due in June; the remaining loan balance after that payment will be \$16, 366.83, not including interest.

Neighborhood improvements:

- Jim Blasius and Lloyd Van Roekel have painted “SLOW, 15 MPH” at two downhill locations on the south end of the Pacific Overlook loop; when warm, dry weather allows, they hope to paint the same message in the uphill lane at the entrance to the neighborhood, and on the downhill section of the north end of the loop. They also painted a line across the road adjacent to the STOP sign at the entrance. Jean recommended removing shrubs and trees in our roadside right-of-way that are blocking visibility at the Pacific Overlook and Whale Watch Drive stop signs.
- Jean ordered a dog waste bag dispenser and worked with Dan Kennedy to install it at the corner of Surfview and Pacific Overlook Drives.
- Jim ordered a selection of daffodil and other spring bulbs; these will be delivered in November and we’ll organize volunteers to plant them at that time. Jim also ordered some trillium bulbs, which will be planted this month. Jim and others planted several rhododendrons in April.
- The Board discussed the road edging plan (see 5/12/14 general distribution email regarding Road Edging). Several lot owners have placed the rock along their property as requested. Jim and Steve recommended that we get assistance to finish the job; Steve has a quote from Lakeside Landscaping, which estimates \$760 for two more loads of rock, \$400 to rent a “bobcat” to haul the rock, and \$1200 labor to spread the rock. Steve will also approach Gettis Paving for a quote; if it’s not less, the Board approved the Lakeside total.
- Jim also discussed his recommendation that homeowners apply an asphalt sealant transition where their driveways meet the new street paving, since such a transition would help prevent erosion of rock from the new road at that juncture. He recommends using a 7-year sealant and has offered to help if he’s available.
- In April, Jim mailed certified letters to the owners of lots 12, 13, 14, and 62 regarding easement erosion issues on Whale Watch Drive. He expects to meet with “experts” this summer to explore options to control this, and has strongly urged these lot owners to avoid walking on the eroding banks.
- Lloyd and Steve noted that the roadside ditch wall just uphill from the main culvert is seriously eroding and could affect road stability. Jim will join them in considering what action to take.
- Besides plantings in the main Common Area, we’ve asked for quotes to build steps downhill to the Hemlock Creek trail. We may consider installing a temporary “railing” until then. Jim would like to install concrete pads for benches at the top of the area as well as along the creek. This may be our primary project for the Labor Day work party.

The Board agreed that the 2014 Annual Meeting will be held on August 30th, 1:30 – 3:30 at the Neskowin Fire Hall. The Labor Day Weekend work party and picnic will be the afternoon of August 31st; Sara will organize this and more information will be posted on the HNOA website.

The meeting adjourned at 1:20 p.m. No date was set for the next meeting.