

2015 Hills of Neskowin Owner's Association
Annual Meeting, August 22nd, 2015

Call to Order 1 pm

Introduction

1. Thank you to those that helped in the morning work efforts
2. Thank you to Deb and Doug Milligan for help with our picnic and area preparation.
3. Thank you to Board members whose terms are up; Jean, Lloyd & David
4. Thank you to Steve, Bob Wilson and Ron for lawn care assistance.
5. Thank you to Vikki for her ongoing work in handling our website and working to enhance it
6. Discussed if there were volunteers willing to help Steve with mowing of the common area from time to time – we are still looking for those volunteers.
7. Identified new Board candidates and collected remaining ballots

Accomplishments this past year

1. Our bank loan for street paving has been completely repaid
2. Our recent Ballot containing three significant CC&R issues to our community was concluded with all three items passing. The amendments were records with the county this past week.
 - a. Every Owner participated except one
 - b. Local real estate agents continue to applaud the improvements we are making in the Community
 - c. The full red-lined version of the CC&Rs will be mailed out shortly. We will identify ways in which members can respond to changes, hopefully without having to comment on all changes
3. Additional flowers added to all common areas
4. Initiated ditch repairs in several areas
5. Mature rhododendrons purchased that will be planted later this fall to improve further the entrance to the community and better hide the tree damage from the new power line installation.
6. Installation of gradual steps down to the creek and soil addition to the picnic table and bench area (thank Bill Hoyt for the dirt) has been completed

7. Significant reduction in insurance costs to the community, Jim helped save us ~\$400/year while doubling our overall coverage.

Financial Report – Jean Cameron

Water Update – Jean Cameron

2016 Initiatives

1. Completion of CC&R redline ballot – emails will be sent soon with further details to the community
2. Continued work on resolving drainage ditch problems throughout the community
3. Expansion of walking trails in the common area forest
4. Study the feasibility of burying all power lines across the front of the Hills of Neskowin – Tim Castille
5. A request was made for other improvements but the community had none at this time
 - a. Some discussion on a further speed warning painted into the street at the base of Pacific Overlook

New Business Open Forum

Emphasis was placed on this year's drought and the added fire danger associated with the dry weather, and the vegetation surrounding the homes in the HON. The drought is expected to continue and neighbors are asked to be vigilant about reducing excess grass and shrubs growing near homes.

RonW emphasized that do to lack of volunteers, response time from the fire department would be longer for those of us in the HON because currently no volunteers are available to man the Neskowin fire department. Instead we would be supported from the Nestucca Fire Department out of Hebo.

The community wanted to graciously thank Tom Eastman of Lakeside Landscaping for all of the fine work he has done in our community lately.

Announce Ballot count of candidates

With more than the required Quorum participating in the voting, Tim Castille (25 votes), John Metschan (25 votes) , and David Richardson (26 votes) were elected to the board for 2016.

Adjourn at 2:30pm