

Meeting Notes

5:04 pm

- Meeting Called to Order
- Meeting minutes
  - Cannot be reviewed until Board members are provided the minutes from previous meeting. Will vote at next meeting.
- Motion to discuss with Attorney (4- YES / 0 – NO)
  - #1 - Board will reach out to our attorney and see if there is legal backing / precedent for an HOA to take action (up to and including removal) as a final step when a homeowner is violating a CC&R but will not take steps to resolve a violation
  - .
  - #2 - Board will ask the Attorney if there is a charge for this advice, and if there is a charge an estimate for which the Board will pay to have this researched at a later time when funds are available.
  - #3 – Ask the Attorney if the board can share information via email and google drive outside of meetings (not making decisions outside board meeting, only sharing of important details).
- Brian presented the Treasurer’s report
  - Board will attempt to get estimates for overtopping. Estimate overtopping is not needed until 2040. \$26k/yr needs to go into reserves in order to make the estimated in 2024 dollars of \$339k for overtopping.
- Board will pursue seeking a Special Assessment for 2024, along with a Petition for increase of CC&Rs dues in 2025. Board will reconvene at the next meeting with estimated numbers for each, to vote on by the board in moving forward with the membership.
- Motion to spend some small amount of landscaping dollars to clean up the ditch issue in the middle of Pacific Overlook (because the drain in being block, and water overflows the street onto homeowners below). (3- YES / 1 – NO / 1 - ABSTAIN)
- There is pre-existing agreement between the HOA and ODOT to maintain the landscaping in the front of the HOA near Hwy 101 for one more year (this must be paid for by the HOA)
- Lot #60 – Fence expansion requests.
  - Motion to approve the north side fence section. (3- YES / 1 – NO)
  - Motion to Deny based on the DRC the east side fence design and hand operated wooden gate. (5- YES / 0 – NO)
- Lot #33 – Short Term Renter discovered.
  - Letter sent to homeowner that is against the CC&R (section 9.4) and against Tillamook County Law (have to be registered), and that the board is getting an estimate for the landscaping damage their renter caused during the ice storm.
- Theresa bringing back more information on electronic voting / polling system after receiving further input first from the board.
- Lot #53 – DRC recommendation for Pergola after meeting with homeowner.
  - (2- YES / 3 – NO)
  - Recommendation to provide a more detailed rendering for the original approved. The original approved structure in different that what was proposed in the comprise. Need a more accurate to-scale representation, with vegetation outlined in the rendering.

7:12pm Meeting Adjourned