

**HILLS OF NESKOWIN OWNERS ASSOCIATION BOARD MEETING
WITH THE DESIGN REVIEW COMMITTEE
January 11, 2014**

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

The meeting convened at 10 a.m. The primary purpose of the meeting was to review the Hills of Neskowin Owners' Association (HNOA) Codes, Covenants, and Restrictions (CC&Rs). This and other related issues were discussed as follows:

- Jim Blasius proposed that the HNOA hire an attorney to review our CC&Rs in order to identify any conflicts with county, state, and federal regulations as well as to suggest improvements that would help the HNOA avoid future lawsuits. The attorney will also be asked to review changes proposed by the Board and the DRC (see below) and to determine which are “editorial” – i.e., simply corrections of dates or typos – and which are policy changes requiring a vote of the membership.
- Lloyd Van Roekel recommended two attorneys worthy of consideration. Lloyd and David Richardson, DRC Chair, will ask each for a cost estimate.
- Jim also agreed to post a statement on the HNOA website explaining this process and inviting members to suggest changes for consideration by the Board, the DRC, and the attorney. He will establish a comment deadline in this statement.
- The Board approved a budget of \$2,000 to cover the legal fees for this project; this funding will come from the 2014 budget for the reserve fund (\$4280).
- The Board and DRC members then went through the HNOA CC&Rs and considered changes recommended by the DRC this past fall as well as other possible changes raised at this meeting.
- Steve Baumgarte will draft a new CC&R covering parking on the Common Area slab and run it by the Board and DRC members for review; the final draft will be included with the proposed changes to be submitted for legal review.
- In other matters:
 - The Board and DRC reviewed a copy of the plans for the Grave's roof addition (Lot 18), which was approved by the DRC on 8/3/13.
 - The Board requested that the DRC meet with any property owner considering building on their lot prior to their drafting building plans in order to facilitate the process. Part of this facilitation should include designation of a liaison from the DRC to work with the owner throughout the approval and construction process. Another aspect of this facilitation should be meetings with adjacent and other potentially affected neighbors, as well as consideration of impacts on nearby lots not yet built on.
 - The Board reviewed a letter received from the Luhrings (Lot 51) expressing concern regarding growth on Lot 53 that could affect their views. Sara Hogevoll, Lot 52, has offered to meet with the Luhrings when they're in the Hills of Neskowin again in order to discuss this further.
 - Sara reported that some HNOA members have already paid their full assessments for the paving and that she was applying this money to the loan as it came in.
 - Steve Baumgarte reported that he purchased a riding mower, blower, gas cans, etc for \$3500, leaving a balance in the landscape budget of \$4500.

- Steve reported that he and Ron Hogevoll has been able to mow the two common areas as well as the flat roadsides in about 2 hours. Steve has requested bids for maintenance of the ditches and steep roadsides as well as the plant areas from Lakeside Landscaping, Wand Landscaping, and Bros & Hoes. At the time of this meeting, he had only received a bid from Lakeside, which was \$2800. The balance in this fund will be available for improvements such as benches or picnic tables in the common area, plus purchase of a dispenser for dog waste bags.
- Jean reported that she will facilitate a Disaster Planning meeting on January 18th for all fulltime HNOA residents. The Van Roekels have agreed to host the meeting; RSVPs at this point indicate that 26 – 30 persons will attend, including Jeanette Miller of the South Tillamook County Emergency Volunteer Corp. The meeting will provide important information on personal safety as well as neighborhood cooperation during a disaster.

The meeting adjourned at 1:15 p.m. No date was set for the next meeting.