

**2007-2008  
HILLS OF NESKOWIN OWNERS' ASSOCIATION  
BOARD OF DIRECTORS' ANNUAL REPORT**

## **INTRODUCTION**

This sixth annual report provides an overview of the Board's activities, as well as those of the Design Review Committee (DRC) and other active owners who've stepped up to contribute to the well-being of the Hills of Neskowin.

## **ACTIVITIES**

### Board of Directors

The Board of Directors saw only one change this year. Bob Simonson resigned from the Board and John Metschan was appointed to complete his term (per authority provided in Article IV, Section 3(a) in the Bylaws of the Hills of Neskowin Owners Association). Dan Kennedy and Tim Castille will complete their two-year terms in August.

The Board met on August 25, 2007, after the annual meeting and held meetings on June 1 and 24, 2008. Other business was completed by Email or telephone. The Board elected to continue the previous job assignments: Dan Kennedy, President; Tim Castille, Treasurer; Jeff Wiles, Secretary; Bob Simonson, Design Review Committee Chair; and Bob Wilson, Member at Large.

### Design Review Committee (DRC)

The three member Design Review Committee is chaired by Dan Kennedy, who took the position upon Bob Simonson's resignation. Other members are John Metschan and Steve Baumgarte. This past year the DRC reviewed and approved two house plans, two outbuildings and one landscaping plan.

Of the sixty lots in the Hills of Neskowin, 37 are now developed with one currently in the planning phase with plans approved (Lot #62).

### Mail Box Report

Last year two new mail box cluster units were installed on Tibbetts Road for residents of the Hills of Neskowin. Each unit holds 16 large mail boxes, an outgoing mail slot and two large package boxes. Of the 32 mail boxes available, 18 of them have been sold and are in use. The Hills of Neskowin Owners' Association was responsible for the purchase and installation of both units and all costs associated with the maintenance of the boxes. Residents that are interested in obtaining a box should contact Bob Simonson, unofficial postmaster, at 6495 Pacific Overlook Drive/(503) 392-4507. The cost of each unit is a one-time \$140.00 fee.

**OVER**

### Neighborhood watch

Steve and Cathy Baumgarte continue to coordinate the Neighborhood Watch program instituted in 2003. They are the primary contacts and Dean and Francey Elliot provide backup. For more information, contact the Baumgartes at 503-392-3979 or the Elliots at (503) 392-6116.

### Financial Management

The Hills of Neskowin Owners Association (HNOA) ended Fiscal Year 2007-08 with a checking account balance of \$18,053.75. Income for this account in FY 2006-07 consisted of \$11,340 in assessments; \$140 in mailbox payments; \$75 in design review fees; and \$13.37 interest. Expenses consisted of landscape maintenance costs of \$4,902; insurance premiums of \$641; Oregon Corporation fee of \$50; general operating expenses of \$187.97. Accounts payable for landscape maintenance total \$1,583.25.

Our savings account was eliminated and the balance of \$1,021 invested in a certificate of Deposit.

The Association owns four Certificates of Deposit totaling \$14,163.13 . These funds will be used for our street resurfacing when needed. The Board may elect to purchase additional CDs as funds are available.

The Construction Deposit account shows a \$1025 balance. This account holds the \$500 construction clean-up deposits which, if not needed, are refunded on completion of the projects.

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## **PROTECT YOUR HOME FROM WILDFIRE**

Here are some tips for protecting your home as fire danger increases during the summer:

- Maintain a defensible perimeter (irrigated if possible) immediately around your home using grass, flower garden, and/or fire-resistant ornamental shrubbery.
- Clean roof and gutters of pine needles and leaves to eliminate an ignition source for potential fires.
- Stack fire wood away from house: Locate firewood uphill at least 15 feet from your home. Do not stack firewood under the deck.
- Remove unhealthy vegetation: Trees and shrubs that are stressed, diseased, dead or dying should be removed so that they do not become a fuel source for potential fires