

Meeting Notes

6:04 pm Meeting Called to Order

In attendance: President - David Richardson, Treasurer - Brian Culp,
Secretary - Lowell Brown, Member at Large - Theresa Springer
Carol Hoke was not in attendance.

DRC Members in attendance: Doug Millican, and Dana Buckley

A motion was approved 4:0 to accept the August 5, 2023 Meeting Minutes as written.

OLD BUSINESS:

1. An update from the CCR Committee is pending legal review of language amendments:

The language to amend the CCR's for the dues increase to \$600 per year.

Adding language to enable an increase to 120% per year (as needed) to cover costs and inflation.

Items deferred to The HON Rules and Regulations were: Section 9.1 of the June Meeting Notes and the Leash Standards.

2. DRC Update: Specific exterior finish materials proposed for use at the development.

Certain fire resistant and noncombustible materials may be specified and allowed if meets the general appearance of wood grain finishes on lap siding and wood shingles. Lowell asked if there was a list of products and materials allowed. Dana responded by saying that no list existed and that materials may be proposed and allowed on a case-by case basis. Subsequent discussion ensued, and it was determined that finishes should be specified in the Rules and Regulations. Theresa offered to be the point of contact for the DRC effort to develop a series of Minimum Standards and Guidelines for design review submittals for homes.

The Board provides guidance and feedback for the DRC when it comes to fences and common area improvements. The Board is looking to the DRC to provide enforceable fencing Rules and Regulations. Theresa will provide additional research on the topic.

3. CCR Review Sections 5.3, 5.4, 5.14 & 5.19:

Newspaper boxes may be handled at the Board level and do not need legal advice for this change. Outdoor lighting and fines for nonconformance to the established Rules and Regulations may also be handled at the Board level as long as they are established and documented. Theresa to research and report to the Board.

4. Legal advice:

The current attorney serving the HON is located in Astoria and is charging an exorbitant cost for basic and simple services. Theresa to look into finding a local attorney which does not charge as much.

5. Treasures' Report:

a-A review of the Liability Insurance is ongoing. A clarification is necessary to confirm DRC members are covered for their service to the HOA from personal liability. Due to an increased premium, the Board may be entertaining another firm to provide this service.

b-There are several Bank Accounts now established for the HOA. Brian proposed to obtain Certificates of Deposit which yield around 5% for a 13 month increment. Due to the funds not being needed for repaving and ditch work it was proposed and voted on to place 3 blocks of money into separate CD's. The only penalty is the loss of interest, should we need the cash sooner. The CD's are: \$8,100 [Road Sealing], & \$11,500 Road Paving, \$2,500 x 3 & \$3,750 [Ditch Work]. The Board voted and approved the placement of funds into 6 CD's. 4:0. Major expenses such as ditch work (2024), road sealing (2025) and repaving (2030), may be deferred (slightly) to accommodate the available funds. Brian to develop proposed revenue stream to address the realistic funds available at each of these milestones.

c-The landscape agreement for the remainder of 2023, is complete and it is anticipated a monthly rate will be possible. A document detailing requirements for landscaping is being developed.

d-The Bank of the West paperwork is in process to transition John Metschan off the HOA bank accounts and to add David Richardson.

6. Design Review Board Report:

a-The Board Liaison (Theresa) has spoken to the DRC about development of Submittal Guidelines for Architectural standards in the HOA. Regular progress check-ins will be provided and reported to the Board on the normal Agenda.

b-A minimum of (1) set of plans shall be maintained by the HOA for all of the available projects for reference. Lowell to look into cost of digital copies to be placed on a Board Repository for these files.

c-Theresa suggested a HON email account to create a (Board) shared google gmail account for official HON/HOA email.. The proposal was voted on and approved 4:0 to create such an account. Brian agreed to set up the account.
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d-Board also voted to create a google drive as a central repository for official HOA documents. Approved 4:0.

7. Presidents Report:

-An Executive Session was held at the end of this meeting to discuss (1) one HON member has not paid their \$600 Assessment from June. A letter will be sent for non-payment identified in the CCR's. A section will be developed in the HON Rules and Regulations for non-payment of any dues. Fines, fees and associated costs to be borne by the individual offenders moving forward.

NEW BUSINESS:

No new business.

-The Board Meeting adjourned at 7:40 pm.

-END-