

Minutes for Annual Membership Meeting of Hills of Neskowin Owner's  
Association Held Saturday, August 6 at 1:00 pm

Welcome: John Metschan-

Welcome especially to many new owners, and a Thank you to Jim Blasius (absent) for his time and efforts as President. Jim Resigned from the Board earlier this year.

Treasurer's report: John outlined the financial situation and balances to our accounts. Details can be found in the Treasurer's Report dated 7-28-22

Lowell Brown was asked to give a report on the drainage infrastructure erosions issue. He outlined the history, the 2014 engineering findings and recommendations, the newest contractors evaluation, scope of work to include trimming, excavation, fabric, stones and concrete, in addition to the preliminary quote of around \$66K. He also recommended general ditch maintenance every 5-7 years.

Doug went through the list of new neighbors, introducing those who were present, and noted those who have gone.

Dana reviewed the past year of landscape maintenance, including hiring a new company, the ongoing scope of their work and the costs involved. Numerous times throughout the meeting, the question of defining the line of responsibility of homeowner VS Landscaping vendor. Is it actually 30 feet from centerline, centerline of ditch or something else? To complicate matters, some property owners do not want their trees, etc. trimmed next to their property lines, while others are expecting our contractor to do it .

The first year of new contract is nearly done, and the new board liaison will be looking at whether it will be extended.

Carol Jones discussed some process changes, most notably that beginning in September, the Board will hold meetings by Zoom, the general membership will get an announcement and link to join in an observatory capacity. Notice will be given three days before a meeting, and minutes will be posted to the Website after the meeting. These meetings will include hearing and voting on recommendations by the DRC, as well as Agenda items previously requested by individuals on the board or members. Reminded all that we need to keep the contact list up to date with mailing address and email address!

-Carol Hoke presented information about emergency preparedness, Firewise participation, use of green house number signs at the street and preparing a "Go" bag. Brenda Freshman also spoke about the Firewise Grant.

-A discussion about pet management, mostly presented by Brenda. John stated that our CC&R pet guidelines basically mirror that of Tillamook County, but others felt that there is quite a difference between the two, and that our CC&Rs should be worded

more specifically. Members were reminded to have pets under control and to clean up after them. It was suggested that part of the issue with dogs running at large could be that some workers from the construction sites are bringing dogs with them to work. It was recommended that contractors and guests be informed of our CC&Rs and asked to comply accordingly.

Provided by Brenda

LINK to Tillamook County Ordinance 64 from:

<https://www.co.tillamook.or.us/ordinances/prohibiting-running-dogs-large-providing-licensing-impoundment-and-care-dogs-providing>

-A reminder that the board are not police. Friendly and respectful communication between members can go a long way to resolve most issues. If that fails, a complaint form is available for anyone to voice a complaint officially.

-Carol gave the election results. Forty ballots were returned, more than the 31 necessary. Brian Culp 38 for, David Richardson 38 for, one write in vote for Lloyd Van Roekel. Congratulations Brian and David, newest members of our board. Thank you to Carol Hoke and Kathy Landers for help in the tallying of votes.

-Thank you to Dana Buckley for her work on the board these past years. She will remain on as a member of the DRC.

-General Meeting adjourned at 2:28 pm.

