

HON HOA Board Meeting Minutes for October 29, 2024

(Approved unanimously by complete Board on 11/20/24.)

Meeting Called to order by David Richardson, President: 6:00pm

Attendance:

David Richardson, President

Theresa Springer, Director

Steve Baumgarte, Director

Cindy VanLeuven, Member/Director/Treasurer

Ladene Culp, Member/Director/Secretary

Mike/Kathi Landers, DRC

Dana Buckley, DRC

Doug Millican, DRC

Kathy Marshack

Lloyd VanRoekel

Board Member Continuing or Current Items:

David:

Lot 10 Dog complaint discussed. As per the complaint, both dogs were on leash as per compliance at the time. Decision reached: this was not a Board issue. Members urged to discuss such incidences between themselves.

Communications for the upcoming annual dues assessment. Member Brian Culp has volunteered to work with the Secretary of the Board to send invoices, first by electronic communication, then by USPS mail as necessary.

2024 Annual Dues Assessments: One missing payment is still being researched. One member paid short, one paid over, also being handled. Overpayment is put as a donation to the HOA.

HOA Certificates of Deposit will be rolling over, interest amounts will be noted at a future meeting.

Non-Profit status to be renewed and the fee paid when invoice arrives.

David is in talks with Tillamook Co Road Dept and the company doing the repaving in the Village about road maintenance needs. He's working to get at least two quotes for cost and two outside sources on status of the road needs.

Landscaping: Spiro agreed to an extension for a 5% increase starting in January. Request for bids have also been sent to Bros & Hoes and Oregon's Finest Gardeners.

Request for financial reports from a member were granted. David Richardson to speak with David Tran (Member) to put together an official financial Statement. (Cindy will be added to that loop)

New Business:

New Board Members:

As two Board positions were left open, volunteers were vetted for the positions:

Motion to approve Cindy VanLeuven as Board Member: All in Favor

Motion to approve Ladene Culp as Board Member: All in Favor

Motion to approve Ladene Culp as Secretary. All in Favor

Motion to approve Cindy VanLeuven as Treasurer. All in Favor

David and Cindy agree to meet as soon as possible to place Cindy on the accounts as the new Treasurer.

Lot 32 offered to pay for the replacement of the large rhododendron destroyed in the accident on the ice storm (responsible party Lot 33) and monies paid to be returned to Lot 33. Under discussion it was decided that Lot 32 could replace the rhododendron if they wished, but that returning the money to the responsible party would be ill advised as without the guarantee of at least a year's life that could be issued by a landscaping company, it may have to be replaced at HOA cost again.

Cindy motioned to keep the \$795 for replacement if necessary and if Lot 32 replaced it, the difference could be refunded. All in Favor

DRC Guidelines: Theresa reported that the committee for the making of the DRC guidelines will start the project at the beginning of the year, pulling all necessary information from the CC&Rs.

Steve: Steve requested the use of the member list to mass email information/notice of a CPR class for familiarization with current standards and practices and to solicit participation and the possibility for an emergency call list of helpers in the neighborhood. After discussion the Board deemed

this specific request acceptable, with the caveat use of this list for general information or requests is not standard practice and should otherwise be used in this manner.

Motion to allow one time use of the list. All in favor.

David discussed the question on whether the Board would allow member participation in Board meetings. After discussion, Cindy suggested all inquiries should be sent to the Board email address (HillsofNeskowinBoard@gmail.com) and a Board Member would take responsibility for contacting member to do one or more of the following: settle the issue, bring the topic to a meeting, or request the member be allowed to bring the issue personally. Codes of conduct are on the website. Otherwise, Board meetings will continue to be closed discussion to facilitate timing and orderliness of meetings. During this meeting, Kathy Marshack spoke at separate times to the use of Robert's Rules and secondly to the legitimacy of the Board votes from lack of quorum. The Board took time to attempt to assure her that the Board was handling these issues correctly as we are defined as a casual Board of Directors and that this was a Board meeting and not a Member Meeting. This is exactly the type of disruption the Board is hoping to forgo in the future by keeping meetings closed. If anyone has questions after a meeting about any issue or process, please send questions to the above listed email address.

Ladene requested permission to take over the work on the Rules and Regulations for the community. After clarification discussion, it was decided an official committee should be formed for the process.

Clarification process included: ORS and CC&R guidelines for the formation of HOA rules and Regulations, the process and how it affects the community as well and Ladene's concept of what needed to happen. Ladene will be responsible for bringing updates to all meetings and will share all information being worked on if asked.

Motion to create a new committee for Rules and Regulations.

David-Y, Theresa-Y, Steve-Y, Ladene-Y, Cindy abstained.

All members who wish to participate should contact Ladene by email ladene.hillsofneskowinboard@gmail.com .

Next Board Meeting proposed to be held November 20th at 6pm to approve meeting minutes. It was noted that Board Meeting quorum is 3, should not all Board members be able to attend. Please note these are Board Meetings and not Member Meetings.

Meeting closed at 7:19pm.

Minutes provided by Ladene Culp, HON HOA Board Secretary.