

Hills of Neskowin HOA Board Meeting
Thursday, December 15, 2022

Note: This meeting was held via Zoom.

The meeting was called to order by President John Metschan at 6:00 pm. Board members John Metschan, Brian Culp, Doug Millican and Carol Jones were in attendance (David Richardson was absent due to work obligations), as well as many neighborhood members .

1. The DRC had reviewed and recommended approval for a fence on Lot# 60. Doug summarized the specifics (pictures had been provided for Board review in previous email). The board voted unanimously to approve the project.
2. Discussion on the ongoing effort to clear and improve the ditches centered around the damage found to the culvert at lot #31, apparently occurring during construction, and not repaired. Dana has attempted to reach the contractor but has had no response. There was discussion as to code violations and the fact that the County had to have approved work that was obviously in violation. Might there be some sort of recourse ? Dana will continue to follow up after the holidays.
3. Election Outcome: John reported that the recent vote to raise the annual membership dues failed. A 60% majority vote was required (or 37 votes), we received 30 Yes votes and 21 No votes, with 9 ballots not returned and one ballot rejected. Discussion that followed concluded that:
 - The 2023 dues rate will include only the 5% increase approved by the board earlier this year.
 - At the current rate it will be necessary to cut back severely on expenses, the major one being the landscaping budget.
 - We will not have the cash reserves that are required to proactively fund known construction and repair projects in the future, (now required by Oregon law **ORS94.645**) Brian gave a breakdown of amount needed per lot to fund the current expenses and the required cash reserves. These numbers are all contingent with us starting the funding in 2023- putting it off will further drive up the yearly funding requirement.
 - Construction reserve (paving, sealing, and ditch maintenance, not inclusive of needed 2023 ditch maintenance): \$525/yr/lot
 - Legal reserve: \$49/yr/lot, fully funded in 2 years if not used
 - Replenish operating reserves: \$40/yr/lot, fully funded in 3 years if not used
 - Ongoing operational expenses: \$335/yr/lot
 - The board will present a revised plan to the members in early 2023, perhaps with a lower ask. There will need to be a stronger effort to inform members of the need, the requirement, and the consequences if not passed. It was also emphasized that HOA dues for those neighborhoods surrounding us are significantly higher.
 - Brian (treasurer) indicated that he would be agreeable to putting forth a quarterly payment plan for those who might want to spread out payments throughout the year.
4. Temporary fix for dealing with run-off during the heavy rains seems to be sand-bagging (at Lot #33). Redirecting water and shoring up the ditch wall will help slow down the erosion threatening the road. John, Brian and Lowell will follow up. Will need to set out cones and warn drivers and walkers to watch out for this area.
5. The Board will begin holding regularly scheduled meetings (viaZoom) every third Thursday of the month, 6:00 pm (Pacific), or 18:00 as John prefers. This will allow for timely approvals of DCR recommendations, address issues in a more current fashion, and in general have shorter meetings since agenda items won't pile up. If there is no current business to discuss, a meeting may be cancelled, and members will be notified. The next meeting will be January 19, 2023.
6. A brief discussion took place about changes in the CCRs to address things such as pet rules, details in home design (cedar siding) and other items that need further definition or

revision. Possibility of forming a subcommittee that includes a member of the board and several community members. The committee's function would be to decide what issues need to be addressed in our CCRs, draft wording, and generally improve on what we have. The committee would work similar to the DRC, making recommendations to the Board. Consideration needs to be given to the cost (Legal fees) and consistency of our document (not constant tinkering). John will work up a proposal for the process.

7. Lloyd Van Roekel asked about the cost overruns to the temporary ditch work conducted by Bros & Hoes. John offered some more details, including a final cost that doubled the estimate, and an unprepared and inefficient work crew.

John thanked all who attended, and the meeting was adjourned at 7:05 pm .