

MINUTES OF BOARD MEETING ---- WEDNESDAY, MARCH 2, 2011

The meeting was convened at 3 p.m. at the Metschan residence. Present were John Metschan, Margaret Russell, Bob Simonson, and Kathi Swanson. Treasurer Jeff Wiles participated by speaker phone. Bob Simonson made a motion to approve the minutes from the last Board Meeting on September 25, 2010. Jeff Wiles seconded the motion and Board voted in favor.

The first item discussed was residence exterior lighting issues in the HON. One resident has complained about exterior lighting on two nearby houses that have, on occasion, had their lights on throughout the night. It has been the policy of the HON to discourage the use of exterior lighting after dark. The purpose of this policy is to allow enjoyment of the night skies and exterior lighting may intrude on neighbors' enjoyment of sea and night sky views. Exterior lights are to be the lowest wattage possible and should be off when not needed. The Design Review Committee has reviewed this matter and reported to the Board that the two residents leaving exterior lighting on during the night have adjusted the wattage of their exterior lights and hours of usage. The DRC did not take issue with the residents choosing to continue the overnight lighting of one 25W garage lamp on each residence. The Board does not have the authority to inform residents of when they may choose to use their outside lights. There may be situations when residents find a need to leave their exterior lights on for longer periods of time. The Board President will send a letter to the complaining homeowner informing them of the position of the Board.

Kathi Swanson then informed the Board of a Tillamook County Neighbor to Neighbor Mediation Program that could possibly be used to settle neighborhood disputes that may arise in the HON. The program has had good success resolving disputes, it is a voluntary Grant Funded Program, and it is free of charge to participants. The County program tries to settle conflicts between neighbors before they escalate to a higher level, often with Court involvement. Board members agreed that they do not see their role as that of settling conflicts between neighbors but may suggest this program could be an option for neighbors to explore in the future should the need arise.

The Board President next reported that previous Board member Jean Cameron had volunteered to meet with Bros and Hoes Landscaping Services to review landscaping plans and costs for the next year. She did this late in 2010 and an agreement was made with this landscaper that their services would be requested on an "on call" basis vs. a regular maintenance schedule. The Board is optimistic that this plan will result in decreased landscaping maintenance costs. If Board members note maintenance being needed they will contact Jean Cameron who will ask Broes and Hoes to respond.

The issue of the need for clearing the roadside right of way on Lot #7 was discussed by the Board. The President reported he had contacted the owners via email regarding this need

and had no response. Broes and Hoes submitted a bid of \$800 to clear that right of way. The vegetation in the right of way has grown to the point that it will soon compromise the roadside drainage ditch. It has been the practice in the HON that owners maintain their own right of ways. Board member Bob Simonson volunteered to try to contact the owners of Lot #7 by phone to encourage them to remove the growing vegetation to protect the integrity of the drain.

The President reviewed another roadside drain problem issue. The drain pipe running under the driveway entrance to the Kennedy residence, Lot #30, is not properly placed and thus causes blockage. The drain pipe needs to be resized and repositioned to prevent further blockage and deterioration of the ditch. John Metschan had previously contacted David Kyte of Kyte Konstruction for an estimate of the cost of making this repair. Now that spring is approaching the Board agreed that we should obtain a bid on the cost of these needed repairs, as it would be wise to try to get the work completed when the weather improves. John will contact David Kyte.

Jeff Wiles provided the Treasurer's report. Jeff reported that the HON still has \$14,000 in CD's. The annual HON home owner dues have recently been collected from all but two owners, resulting in around \$11,000 being added to the HON operating income account. The HON has not had much in legal expenses in the last couple of months and only a small bill from Bros and Hoes for landscaping services. The main budgetary concern is when will the HON recover the outstanding legal fees due the Association. When these legal fees are recovered the HON will again be in a stable financial position. The Treasurer is following up with two owners who have not paid their yearly dues.

The President provided the Board with an update on legal matters. He explained that he had spoken with the Attorney for the HON this past week, and she stated she will forward the final draft of the court order concerning the Pappa lawsuit to the Court during this week. This will present our legal bill to the Pappas' Attorney for review. John informed our Attorney that the Board is anxious to have this matter resolved, as the Pappa lawsuit has so far cost the HON Association approximately \$20,000 in legal fees. The Board is eager to have reimbursement of these legal expenses to the Association's reserve account.

The meeting was then opened to discussion. The Board discussed landscaping maintenance issues in the HON. The Board believes the "on call" maintenance plan with Broes and Hoes vs. a regular maintenance schedule will still result in satisfactory upkeep of the HON entrance and common areas. Jeff Wiles observed that we paid Bros and Hoes \$4,400 between July 2009 and June 2010. The Board will follow the costs and monitor the results we are getting with the new arrangement.

Since there was no further discussion the meeting was adjourned.

Respectfully Submitted,

Kathi Swanson

