

Salishan Hills Owners Association
Minutes for Board Meeting of January 17, 2020

PRESENT: Terri Parker, President; Chuck Feist, Vice President; David Bigelow, Treasurer; Teresa Baron, Manager/Board Member; Beau Horn, Board Member; Mark Sanders, Acting Secretary.

GUESTS: Sid Hemphill, Jane Gray, Jeff Wiseman, Peter Berger, Joanne Lednicki, Bob and Marylouise Malte, Richard Krolak, Joe Peragine

President Terri Parker called the meeting to order at 4:08 pm. Quorum was present.

Motion made, and seconded, to approve, as written, the minutes of November 15, 2019. Motion passed unanimously without comment.

PRESIDENT'S REPORT

- Terri Parker announced the resignation of John Townsend, via written communication. This creates a vacancy on the Board. Joe Peragine expressed interest. Motion made to bring Joe onto the Board. Motion made by Chuck Feist and seconded by Teresa Baron to approve. Unanimous motion to approve.
- Adele Cooke submitted her resignation as secretary and bookkeeper. Board will evaluate the scope of the position before determining position replacement. Anticipated progress within 30-90 days.
- Discussed committees' lack of volunteers and possible elimination and/or consolidation.
- Through careful fiscal management, road repair came in under budget. Teresa will continue to work with pavers to ensure quality product remains. Continuation of road repair is ongoing in the hills.

MANAGER'S REPORT

- Drains were cleaned out in October 2019. This will be an annual ongoing project. There is only one street which needs a berm to channel water runoff. Strip drains will be cleaned in February.
- Lakeside Landscape now has maintenance contracts for the Hills, Bluffs and Islands.
- Update on lot cleaning: (64) lot owners received letter of non-compliance. (43) more letters went out as a follow up to completion date. (17) lots are not in compliance. (5) requested more time to complete, and (2) have neither adhered to the maintenance request nor replied to the second letter. These two will receive a fine for non-adherence to CC&R's.
- Ms. Parker addressed the importance of SHOA and owners knowing where your lot-lines are, so that lot cleaning responsibility falls where it should.
- SHOA is focusing on getting the common areas cleaned up.
- Garbage can locations – Individuals have been spoken to about the non-compliant location of their trash cans. Both home owners will receive a fine-letter to aid in their compliance decision.

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- SHOA board was asked to make a motion to send letter. Mr. Feist made the motion, Mr. Horn seconded. Board vote, Motion passed.
- Fallen tree on private lot during the last storm. Carmelo was called to clear road, pending financial responsibility.
- The “Pond” project is not yet complete, waiting until Spring to revisit. The culvert is working well.
- “Track B” Peter / Bill had trees taken down, received bid from Blake’s Nursery.
- Green waste was pushed back recently. Toys, Christmas trees and sea grass is being dumped and should not be left in this area. Teresa suggested having a lock on the gate as it costs \$400.00 each time the refuse is pushed back. Teresa will buy a lock and monitor the progress. The key will be available through the Manager only. A notification will be sent to all lot owners as to the new process.

TREASURER’S REPORT

- Reserve fund / assessment is higher than bid amount from Dan. Work on roads is well below expected expense.
- The manager bonus came out of *operating expense*. Question; should it have come out of the assessment fund? Mr. Bigelow said it should stay where it was originally charged as it was a line item. No action was taken.
- Doing well in project work. Conversation about budget from 2, 3 and 4 years ago was forecast well. Re-doing all roads in 9-years is not in reserves and could cost as much as \$900,000.
- Delinquency report: 2 of the 3, behind in their association dues have been sent to collections.

UNFINISHED BUSINESS

- Conversation and decision was made to move our reserve funds for a number of reasons; accessibility, fund transferring, on-line banking.
- Teresa made a motion to move all funds from current financial institution, Synchrony Bank, and utilize CitiBank. Chuck seconded. CitiBank is more highly recognized than HSBC. Board vote, motion passed.
- Signs/banners/flags. Referring to the September 2019 board-meeting discussion, the Rules and Regulations were amended to reflect that “only the American Flag could be flown on a flag-pole, affixed to one’s home”. Realtor signs are specified as to size and location on lots. Need to ensure that the amendment is on our website and firmly stated on the R&R. Motion was made by Mr. Feist that the current home adornment stipulation be upheld and enforced. Ms. Baron seconded.

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OWNER COMMENTS

- Lot owner, Mr. Hatch, questioned the location of a 'realty' sign for his lot, which is for sale. The CC&R's specify that 'realty signs should be by the property lot sign'.
- Mr. Hatch also questioned the size of home which could be built on a lot. Mr. Feist said that elevation and home plans are the decision of the Design committee.

Meeting adjourned at 5:45 pm.

Next meeting is April 10 @ 4 pm.

Respectively submitted, Mark Sanders, Acting Secretary