

Salishan Hills Owners Association
Minutes for Board Meeting of January 19, 2018

PRESENT: Terri Parker, President, Jim Wiggins, Vice President; Teresa Baron, Manager/Treasurer; Chuck Feist, Board Member; Jon Townsend, Board Member; Adele Cooke, Secretary/Bookkeeper.

GUESTS: Brian Alves, Will Auran, Sherry & Scott Barrett, Peter Berger, David Bigelow, Don Bruzzi, Cleveland's Representatives, Gary Crandall, Julia DeArmand, Julie Foust, Nenita Franck, David Hill, Linda & George Holloway, Beau Horn, Dolly Howe, Carol & Cliff Klinkhammer, Dawn Koester, Richard Krolak, Joanne Lednicky, Penny & Larry Lewman, Mary Louise & Bob Malte, Joan & Joe Peragine, Dan Saucy, Marla & Robert Schwinof, Charlene Vandervelden, Roger Wang, Alan Welsheimer, Steve Wilson, Jim Wyffels

President Terri Parker called the meeting to order at 3:58 pm. Quorum was present.

Steve Wilson, Acting General Manager of Salishan Spa & Golf Resort gave a presentation on the new ownership and management of the Lodge. New owners are Alpha Wave Investors of Southern California. They purchased the resort for \$16,100,000 & closed November 2017. The new management company is Portfolio Hotels of Illinois. They took over management on January 1, 2018. Proposal is to make Salishan into an eco-resort offering guests the opportunity to be out & about with activities like fishing, kayaking, hiking, glamping, biking, etc. Golf course will stay. There are a couple of new shops opening at the Marketplace fairly soon.

Minutes of 11/17/17 were approved as written.

PRESIDENT'S REPORT

- New Treasurer elected unanimously is Don Bruzzi.

MANAGER'S REPORT

- Striping will be done in April or as soon as weather permits.
- Metro will return to check the Hills tiger teeth as they are not functioning properly & fix the gate which isn't hanging level.
- Trees in the canyon will be moved at no cost by Lakeside. They've been asked to move the pipe as well.
- Dan Price will replace the strip drain at the intersection of Salishan Hills Drive & Lookout Drive when his schedule permits.
- Final cleanup of Fairway Drive will be completed when the weather improves & the water subsides.
- Sign for Green Waste area has been installed.
- RFPs are being sent for road repairs & tennis court pavilion.

TREASURER'S REPORT – Expenses were lower for the period without Ground FX contract & pump. There will be a mid-year review of the budget to be presented at the next meeting.

COMMITTEE REPORTS

Design/Landscape – No report as there was no meeting.

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Landscape – Meeting consisted of review of committee’s charter. Charter was distributed & will be discussed at next month’s meeting.

Safety – Putting together next year’s budget. Concentrating on communications & intelligence gathering. Planning on distributing emergency guides to owners.

Communications – Welcome packages being delivered.

Roads & Drainage – Branch Engineering report was discussed including estimated costs to repair 5 locations (Bluffs Entry Road, Spruce Burl, South Salishan Hills, Siletz View, Island Entrance) is almost \$1 million. Requests to contractors, who will be provided with the Branch Engineering study, will help SHOA better estimate the actual costs.

UNFINISHED BUSINESS

- **CANYON TREE REMOVAL** – Discussed in Manager’s Report.
- **BRANCH ENGINEERING** – Discussed in Road & Drainage Report.
- **HANCOCK/EMERGENCY ACCESS AGREEMENT** – First draft of agreement for an easement received. Owner/attorney reviewed & made suggestions. Second draft expected soon.
- **CC&R REVIEW** – Most important issue is to change the voting requirements. Town Hall will be scheduled in February.
- **FINE SCHEDULE** – Townsend moved, Feist seconded to accept the changes to the Fine Schedule. Motion passed unanimously.

Next meeting – Friday, February 9, 2018.

Meeting adjourned at 6:16 PM.

Respectively submitted, Adele Cooke, Secretary