

**SHOA BOARD MEETING**  
**Friday March 18, 2022 at 2:00 PM**  
**Gallery Room, Salishan Lodge and by Phone**

Board members: Terri Parker, Teresa Baron, Chuck Feist, Sherry Barrett, Joe Peragine, and Janet McCullough

Owners in Attendance: Michael and Susan Dottarar, Bill Hite, Linda Kostalik, Cliff Harper, Kathy Lebeuf, Adele Cooke, Mark Sanders, Jim Leggitt, Syd and Richard Hatch, David Hill, Daniel Saucy, Sue Parks-Hilden, Teleconference Phoung Duong, Sharon Jorgensen, Ron Childs, Joann Lednicky, Jeff Starr, Julie Pearson, Ann Butler and one anonymous caller.

1. Called the meeting to Order @ 2 pm
2. Established Quorum
3. Minutes from the January 21,2022, meeting were approved unanimously by the Board.
4. President Report

Parker said that we are in the process of determining if the 2022 annual meeting will be held at the same location as last year, at the Depoe Bay Fire Station in Gleneden Beach. This location may also be available for future Board meetings which will save money for SHOA as there are no fees for the meeting room. However, the building is being retrofitted and contracted work does not have a start date.

5. Property Manager Report

Main Gate Entry, Old receiver which controlled old remotes 120 remotes have been replaced so far and there are more on order.

Design for the main gate. Bid request have gone out to two landscape designers.

Landscape projects - \$10K is budgeted for annual projects, Island Dr, Fairway Dr and canyons clean up.

Emergency Exit Project– (2) parts, portion of road will be done by Hancock (see more on the agenda item below).

Financial – 4<sup>th</sup> quarter invoices to be mailed out next week. Only one unit in arrears.

6. Treasurer Report

Sherry Barrett reporting for Scott Barrett. As of Feb. 28<sup>th</sup> (2 months of reports). All accounting has been routine. There's \$543K in cash; only 1 owner is past due. All expenses on track except for legal fees (as reported before in January). \$3,500 paid in March (will show on the March report).

SHOA's fiscal year runs July to June. Parker commented that a Budget committee has been formed and Scott Barrett is chair. At the next Board meeting in May the committee will present the proposed 2022-23 SHOA budget.

*Parker sent a letter to all SHOA committee chairs asking if there are any budget needs that should be added in the upcoming year's budget. All committees need to bring any budget items to the Board for consideration.*

7. Committee Reports

Road & Drain - Sherry Barrett reported: some reflectors (50) have been planted and more to be added. Bluffs hired a drain specialist in 2016 for study of storm drains. Report was given, but no work was contracted. Would SHOA be interested in a study?

*Baron said Bluffs and Island are concerned with run off (drainage). It would cost SHOA \$25K to study entire 80 acres. If drainage issues exist, they should be addressed as the problems occur. Bluffs had problems with drainage on their roads, coming from the upper property.*

3–5-year plan is what they'd like to do. Need input from owners about needs or concerns. \$500 - \$1000 is the cost to have the drain specialist do a study.

Landscape – Berger said committee met; discussed what might be needed for next year's budget. Fertilization of plants, work on tennis courts, looking at work by the current Landscape (Lakeside) company.

Design – Peragine reports that the committee gave preliminary approval for Lot 544 but still have to submit for final approval; need more drawings for final approval. Potting shed for 534 (more of an enclosure)

Emergency - Feist reported that a meeting will be happening soon. Have zone maps ready, and the committee will go to each zone and ask for zone leaders. The zone leaders will then meet with their zone members to discuss things going forward. Walkie talkies are available for all teams.

Forest Management – Childs reported trees have been problems thus far this year. Trees came down on private property in a few storms. 3–5-year plan has been updated; added a couple of trees (dead or leaning trees). Submitted budget items, work will be done within the proposed budget amount. Would recommend contracting with a local arborist to eliminate transportation costs.

## OLD BUSINESS

### Status of Election Results for Resolutions 2022-1 & 2022-2

Parker said that the vote (going on for 4 months) included sending out ballots to all owners. 2/3 (144 owner votes needed) to affirm any changes. Of 216 owners, 177 ballots came back. Approximately 82% from membership. 18% of owners didn't vote. 168 voted yes for presidents of Island and Bluffs to be voting members on the Board (78%). There were 150 votes in favor of the lot consolidation resolution (70%).

A Board motion was made by Feist to adopt these resolutions and a second was made by Baron. All Board members voted yes. The documents have to be notarized and given to the County for recording. Parker will get this done as soon as possible.

Emergency Exit Road: Ron Childs reported that he has been working with Hancock on the emergency exit road. Baron waiting for information on what costs will be and what will be done. 14 trees need to be removed (Baron to get more bids). The high bid is \$10K and the other is \$6,800. \$10,000 is in budget for this work. Need clarification before approval by Board. Hancock wants to wait until late June due to weather concerns. Need trees removed first and then the gravel road will be done. Childs discussed the gate and who would do it, Hancock or SHOA, nothing has been agreed by SHOA or Hancock as to who will do the gate (last thing for project).

Bid from Road and Driveway Company from Seth (Hancock), does it need to be within SHOA budget? Does Board want some bids because current proposal is above SHOA's budget for this work? Need licensed and insured contractor to do this work.

Parker concerned about the timing of this as it needs to be done this year. Dan Price did estimate 5 years ago (with Ron Childs). Never came to any conclusions, but Price thought a day or two for road construction (\$10K approximately). Baron said that Hancock would have their contractor do the work. Need final bid. Seth Sanders (with Hancock, road construction supervisor, looked at road and tree removal, just as bid for road if SHOA can get trees removed.

\$13,408 was the proposed bid from Seth Sanders (with Hancock). \$1,000 estimated if we didn't go through an adjacent owner's property for access. New estimate for this road (which is further) is \$14,600 for the emergency exit road.

Parker would like not to wait due to the importance of getting this project completed this summer and would have to wait another year. Feist said estimate \$17,000 for road only, not including the tree removal. 14 trees being removed was not in the original plan (formerly 2 trees proposed). \$27,000 looks like the new amount for this project. \$10,000 to \$6,500 for tree removal (need the other 2 bids).

Baron suggests that we get all the bids in ASAP, have an emergency Board meeting to discuss and then see what the numbers are at that point. Wouldn't have to wait for next SHOA meeting and get this project done. All Board members agreed.

Main Entry Gate: design drawing done by architect. Use local stone for entry and this is doable. Need a motion to approve design and get 2 bids for work (maybe a 3<sup>rd</sup>). Would like to get done in this fiscal year if possible. By next week should have bids (\$15,000 to \$20,000) for this work which is within budget. Tiger teeth will be staying. Hopefully will have info in time for emergency Board meeting.

Motion to approve the design, Feist made a motion and a second by Barrett. Now just waiting for bids. Approved by the Board.

Annual meeting and Town Hall meeting: Have volunteers in place for annual meeting, maybe these same people to plan a BBQ and town hall meeting. Could combine if owners wanted to do it this way. No current social committee in place right now. If done outside at tennis courts could discuss emergency exit project and it would be good for the community.

## NEW BUSINESS

### Discussion and Proposed Change to SHOA Policy on Crowning Trees

Parker put on agenda due to some owners wanting to crown some trees. What happened in the past, should design committee look at again. Should this be a policy or look at existing CC&Rs that says no topping of trees unless approved by design committee first. Take current info off SHOA website and refer to CC&Rs. Thinning of trees rather than topping is a different process. Currently some owners have had trees in front of their property to maintain views. If no topping of trees, what will happen to owner's view they had when property purchased?

Crowning is the issue Parker wants Board to look at. Coming to design committee for approval before doing work. This has been the policy in the past. Owner can come to Board if design committee disapproves. Lot 401/402 has requested a meeting with the design committee but still hasn't heard back from them. Asked permission to have trees returned to what they have been in the past by cutting 8' to 10'. Has to do with view from this property.

Community members made several points for consideration. What's the health of the trees, what's SHOA's responsibility? Is an arborist opinion needed before any decisions made about tree cutting of any kind?

Design committee needs to provide a meeting date for owner to discuss the request and then come back to the Board if necessary.

Board suggests remove crowning from CC&Rs and is no longer a consideration for design committee. Feist made a motion and a second by Baron; approved by Board.

### Discussion and Possible Action to Adopt Design Committee Rules for Solar Installation by Owners

Does SHOA have a policy on solar installation? HOAs have to approve solar installation in their purview. Peragine did find it authorization in SHOA's CC&Rs/Design Committee, under "Metal Roofs and Panels" (see language). Solar panels are allowed.

Should we give info to design committee so they can make decisions that will be helpful to owners who want to install solar panels? Southern exposure is needed for these panels, so will be seen by streets and may not make it aesthetic.

Lot owner 401/402 has been talking to solar companies that will help with owners' electric bill. The price includes money from state and some federal. Has weight on roof been addressed?

May invite solar experts to come and see our community and then give info to the owners as to what's possible, practical, etc. Lot owner 401/402 has a specific proposal to present to design committee.

The reflections of these roof panels may be of concern to owners around the panels. Owner stated that there is no reflection for the proposed panels. Absorption is the way they work, rather than reflective sun rays.

Peragine – does design committee need direction from the Board on this matter? Peragine feels it is what most desirable and functional for each home so not really needed for design committee. No Board direction is now needed.

SHOA has a policy in place, design committee has what it needs now, but if something changes, design committee can bring to the Board.

#### COMMENTS FROM THE BLUFFS, ISLAND OR HILLS

Bluffs – no comments (view is important), property values included.

Island – no comments

Hills – no comments

Adjourned meeting @ 3:47 pm,

Next SHOA Board Meeting – May 20, 2022 (details to be determined)