

SALISHAN HILLS OWNERS ASSOCIATION MINUTES FOR BOARD MEETING OF MARCH 19, 2021

Board members present: Terri Parker, President, Chuck Feist, Vice President, Joe Peragine, Board Member, Teresa Baron, Board Member and Property Manager. Nanci Johnston, SHOA secretary.

Owners present: Dawn Koester, Daniel Saucy, Adele Cooke, Joe Castelli, Sharon Jorgensen, Bob Riffle, Linda Kostalik, Jeff Starr, Richard & Sydney Hatch, Sally Georgeson, Laura St. George, Mark Sanders, Peter Berger, and John Manca.

1. Called meeting to order at 2 pm.
2. Quorum was declared.
3. January 21, 2021, minutes were approved as presented.
4. **President's Report**

Parker introduced Nanci Johnston as the new SHOA secretary under contract.

Board elections coming up (see information below under nominating committee). Dave Bigelow resigned as Treasurer at the last meeting; owner Scott Barrett has volunteered to become the new Treasurer.

5. **Manager's Report**

- a. Lot 491, Lien. Debt is \$14,000, and sale price for this lot is \$12,000. SHOA is owed about \$8,000. Could SHOA settle for dues amount only to allow for the sale of this lot? Collection agency will help with negotiations and settlement; \$4,500 dues past due. Is the Board willing to negotiate with owner regarding SHOA dues and fees? Parker asked about what assessment amount SHOA would settle for. There's also a tree issue. The Board agreed SHOA should negotiate these fees (minimum payment should be no less than the dues plus some late fees).
- b. Reserve fund account – First Interstate Bank has been selected to set up two FDIC secured money market accounts. SHOA funds will be transferred from Bank of the West. The signers on the accounts will be Terri Parker, Teresa Baron and Scott Barrett. The amount to be transferred is \$329,745.83.
- c. 4th Quarter invoices were sent.

- d. Packets – enforcement resolutions approved in January, need to mail out hard copies (even though some have already received via email). Attorney recommends mail when new fine schedule is set in place. Documents already mailed to those owners who had no email address.
- e. Landscape – non-compliant owners have been given written notices. Seven owners have not replied nor acknowledged receiving the notices. Three fine letters just went out (non-compliance for past 2 years).
- f. 10 stop signs are now in place in the Hills.
- g. Road reflectors – budget committee said no funds for this project; now on hold. Reflectors are missing on some roads; see notes in budget discussion.
- h. Pending – 2 catch basins need to be dug out (Island Condos). Baron spoke to contractor and contractor plans to be done in April.
- i. Asphalt – weather has not been good enough, so this is still pending.
- j. Lot 517. Trash can enclosure and driveway issues. Letters sent out to owner regarding these violations in the past. SHOA sent letter to owner November 4, 2020, allowing 60 days for compliance. Owner sent email on 60th day with a proposal. Design committee discussed options and gave owner approval on January 24, 2021. No action to date from owner. SHOA needs to send another letter stating compliance within 30 days or fines will be assessed. Parker will write letter to the owner informing when fines would start if failure to comply, after April 24, 2021. Motion made and seconded, unanimous approval.
- k. Green waste cans were delivered to every property by N. Lincoln Waste – these new cans are still out on some properties. Owners who do not want these cans must contact N. Lincoln Waste, and the cans will be picked up sometime this week or next.
- l. SHOA green waste disposal site. Proposal to close green waste disposal site at least one day per week, perhaps on Sundays. Discussion ensued regarding what owners wanted. Parker and Board want to have a schedule that all owners can agree upon to provide certainty and access to this disposal site. Propose closing green waste site on Sundays so neighbors close to the site aren't impacted 7 days a week. Owners near this site are being bothered and asked about access instead of owners contacting Baron, Property Manager. Motion made to close green waste site on Sundays, seconded, unanimous approval.
- m. Baron now has correct addresses, either email or mailing, for notification to all owners regarding new CC&Rs. If owner has a problem, please email Baron so Board can look at issue and make possible changes, if agreed on by Board. Exterior change requests can go to Baron and then will go to Design Committee for review and possible approval.

- n. Parking for visitors is still a problem in many areas; Board trying to find solutions. Fire Dept. needs access for emergencies as do contractors, maintenance companies, and others. Board recommends communicating with neighbors if special, temporary parking is needed for construction and other similar situations.
- o. Illegal dumping on vacant lots; for example, owner has lot for sale and it was filled with green waste. The owner was very unhappy about having to clean this up. Just a reminder to owners that dumping is not allowed on vacant lots.
- p. Pet waste – still an issue in some areas; please remember to clean up after pets, and remind guests when appropriate.
- q. Bobcat siting 2 nights ago; neighbor lost their dog. Reminder to keep pets on leash and not let them out by themselves.
- r. Salishan owners may lose access to the Salishan spit code. Owners there are not happy because someone (thought to be a SHOA owner) went onto their property and parked a truck and a boat to use their beach access, and this is not allowed. Baron will notify owners of this issue and hope that we will all respect the spit code and use it properly.

6. **Treasurer's Report**

Treasurer submitted a full written report. Total expenses are \$4,000 over budget, due mostly to unexpected tree removal. Regular expenditures have been normal; road repairs being an exception. Budget committee will meet in the next month to review the financials and recommendations will be presented at the May meeting; this is starting point for the future.

The Landscape Committee's budget has funds remaining, but Parker proposes not spending these funds right now. Emergency Response Committee has about \$2,000 left and Parker suggests we hold these funds too. There was more than \$10,000 needed for more tree work that was not budgeted. There may be more tree work needed before end of year. Parker asked if the Board can agree to suspend discretionary funding until July 2021, under new budget. Motion made, seconded, unanimous approval.

Suggest reflector repair/replacement issues be moved to next year's budget, not just bandaid the issues. There are some high-risk areas that should be attended to first. The cost to do all this work is fairly significant. Legal fees were budgeted, but not used, so it was suggested these funds be used to buy wood to help defray costs for the reflectors. Budget Committee will look at this possibility. Motion made, seconded, unanimous approval.

7. **Committee Reports** - nothing to report.

8. **Old Business**

Lot 433 Appeal

The SHOA Board voted at its January 15, 2021, meeting to send Lot 433 owner a violation letter with a fine of \$2,100.

Violations:

1. Unfinished work on projects approved by the Design Committee in 2016.
2. Vehicles parked in illegal, unpaved area.
3. Incomplete renter information on number of current tenants.
4. Appearance and safety standards not in compliance with SHOA's CC&Rs.

Mr. Manca attended to discuss his appeal, and he believes he has addressed the complaints, but asked for specifics from the Board. Parker said the outstanding issues are all outlined in the January 25, 2021, letter sent to him. Board said the major problem is that the work applied for 5 years ago is still not finished and therefore in violation of the CC&Rs. Manca doesn't intend to finish this project as originally submitted to Design Committee; it's a rental so no further work is intended.

Discussion continued and covered each of the alleged violations. Mr. Manca gave the Board several examples of other owners' lots that have people parking on non-paved areas. The Board agreed to contact these owners letting them know that they will also have to comply with the CC&Rs. Manca also proposed to submit a new plan including some of the items still outstanding for review and approval by the Design Committee.

Feist made a motion and Peragine seconded to consider the following:

1. Uphold the proposed \$1,000 fine for failure to complete the original design approved in 2016.
2. Shift the proposed \$500 fine for non-compliant parking area, and instead use this amount for a new application to finish projects called out in the previous application and other work.
3. Waive the proposed \$100 fine for renter information as the current renter's lease will not be renewed.
4. Waive the proposed \$500 fine for appearance standard violations in recognition of the clean-up work done by the owner since receipt of the original letter.

The Board voted unanimously to approve the motion. Letter to be sent to Mr. Manca to close out the issues.

New Business

Budget Committee Update

New budget will be discussed next month.

Nominating Committee Update

Chuck Feist, Dolly Howe, and Linda Kostalik will serve as the nominating committee.

The Board is accepting applications for 3 Board positions. Parker and Baron's two-year terms are expiring.

May 1st is the due date for applications. After this date, owners can only apply by petition with 15 owner signatures, no later than May 15, 2021.

New fire issues - brought up by owner Manca. Pictures submitted by Manca showed removal of vegetation down to the dirt and requested that these be reviewed for possible action.

Lights – owner of lot 433 complaint about lights shining all night disturbing renters. Neighboring lot owner said lights have been there since 2004. Not in compliance, but former Design Committee approved. This led to a broader discussion of exterior lighting throughout the community. Board discussed the best way to accommodate owners, and whether the Board should adopt a standard. Parker suggests contacting owners for ideas about how to address this issue for the benefit of all. Baron asks that the Board not make her be the “light police.” The idea is to get compliance but make it fairly easy and straightforward. More discussion on this item at the next meeting.

Comments from Hills, Bluffs, and Island Condos

Hills – owner Hatch asked if there had been any more discussion about new egress/emergency roads. Parker said there had been some discussion but no specific dates on SHOA's calendar.

Pond clean up, new gates, etc. have been completed.

Right now there is no official Emergency Committee action or plan about possible emergency egress, but it does need to be addressed. Last year's fire scare made this more prevalent in the minds of owners about the possibility of not being able to get out of the Hills during an emergency. SHOA needs an Emergency Committee to be formed.

Mr. Hatch asked if SHOA would consider adopting a one-time special assessment to clean up timber areas behind their home on Fairway Drive. Possible discussion for the Budget Committee. The community would have to find out if owners would support any type of assessment for “special” items that are wanted or needed.

Adjourn Meeting @ 4:15 pm
Next Meeting May 21, 2021