

Salishan Hills Owners Association
Board Meeting
Friday May 20,2022, 2:00 p.m.
Depoe Bay Fire Station and Teleconference

Board Members in attendance. Terri Parker. Teresa Baron, Chuck Feist, Sherry Barrett, Joe Peragine, and Scott Barrett, Treasurer.

Owners attending: Kathy Lebeuf, Steve Lear, Doris Roy, Laura and David St. George, Erik Barton, Adele Cooke, Dawn Koester, Mark Sanders. Teleconference: Deanna Davis, Michael Dottarar, Sally Georgeson, David Bigelow, Rose Sichel, Duong Phuong

1. Called the meeting to order @ 2 pm
2. A quorum was established
3. Minutes from March 18, & April 2, 2022, meetings were unanimous approved by the Board

4. President Report

Parker discussed the upcoming Annual Board Meeting.

5. Property Manager Report

Baron reported the Geo Study requirement has been added to New Design section. Baron had reached out to Robert Ratchford, General Manager of Salishan Coastal Lodge in reference to easements of roads, emergency exit on Bluffs Lane. Signage and access. Ratchford is contacting Fire Chief Daniels.

Status reports: The approved structure at the Bluffs and Main entry gates. Schooner Creek has started procuring the materials to begin work on the main gate first and the Bluffs gate will follow. A new light box has been ordered for the main gate. Tree removal work by Zook Tree Service is scheduled for June. Emergency exit road construction is scheduled to follow the tree work. Schedules are subject to dry weather.

Tennis court pavilion structure waiting for report on safety of the wood pilings. Pickleball striping scheduled as soon as the rain stops.

Common Area landscape project work in the canyons and trails as been completed. The steps repaired leading to the tennis courts. Ballots for the election and 2022-23 FY invoices will be mailed 5-31-2022.

6. Treasurer's Report

Scott Barrett briefed the Board on the most current income and expenditures July 2021-April 2022. Income exceeded estimates by \$1,126.86 and maintenance expenses exceeded estimates by \$10, 471.25 (legal and storm clean-up majority of additional costs) offset by savings in anticipated expenditures for Secretary work, common area landscape and tree removal. Net income is estimated for the FY to be \$5,043.78 over the FY 2021-2022 Budget.

7. Committee Reports

Landscape - Berger forwarded a written report from their May 2022 meeting (see board packet)

Road and Drain Committee - Sherry Barrett, chairman gave a detailed report of the committees meeting. Discussion of the Island letter to the local Fire Chief in reference to widening Island

Drive. Scheduling of unfinished asphalt projects (weather delays) from this past summer. Safety is the priority of the committee to our community.

Emergency Preparedness Committee - Sue Graves had sent a report and request for budget increase for this fiscal year. (see board packet)

Design Committee – Peragine had nothing to report

Emergency Safety – Feist had nothing to report

OLD BUSINESS

1. SHOA Board of Directors election process for 2022-2023 fiscal year. Parker introduced Erik Barton and Joe Peragine as the two candidates on the ballot for this year's election for a two-year term. We will follow SHOA's rules for the election and certification process. She thanked Chuck Feist for his service as a board member for the past four years.

NEW BUSINESS

1. Tree Removal units 401/402,403. SHOA had received a letter from the Bluffs Board expressing their communities concerns about the proposed tree removal on units 401/402,403. (See board packet) Parker asked owner of unit 401/402 for information regarding variety of plants to be used to replant and timelines. Unit 401/402 owner told the Board that both owners were in the process of obtaining this information and would be sending it to Design Review consistent with the approval process. The Board expressed approval of the concepts subject to all documentation to be completed. The trees were to be marked on both units; re-planting plans need to be submitted. The owner of Lot 403 was not available to answer any questions.

2. 2022-23 Fiscal Year Budget Committee recommendations. Scott Barrett gave the SHOA Board and owners a detailed briefing on Budget Committee's recommendation for the new budget. overarching recommendation was to do a status quo budget updated for cost of living and anticipated maintenance and management cost. The budget would be a placeholder until further information can be provided by the property manager on costs of repairs for safety/liability concerns for the pavilions at the tennis courts. Laura St. George asked for an additional \$1,000 for the SHOA Annual Meeting. David St. George asked for additional funding for the Emergency Cache for the current year and budget year above the \$500 originally budgeted and proposed amount. Unit owner 492 asked a question about inclusion of funding in the new budget for road maintenance projects approved in the FY 2021 budget. Barrett explained that the funds for the projects were in the Reserve Account and available without regard to the fiscal year. However, the final budget document would include the funding for the road project repairs. The Board members agreed to an additional \$1,000 for the Annual Meeting. In addition, the members agreed to adding \$2,000 to the Current Year Budget and \$690 to the BY line item for the Emergency Preparedness Safety Committee. Chuck Feist made a motion to adopt the proposed budget for the new fiscal year 2022-23, Sherry Barrett seconded the motion and all Board members unanimously voted.

3. Date for Town Hall Meeting. To be announced for some time in August 2022, hopefully held at the tennis courts.

4. Possible new committee to discuss and make recommendations on the future of the Tennis Courts Area. Unit owner 523 offered to join the committee.

No Comments from the Hills, Bluffs, or Island.

Meeting Adjourned at 4:05p.m.

Next SHOA Annual Meeting-July 2, 2022, at 3pm at the Depoe Bay Fire Station-Gleneden Beach. Social to follow.