

Salishan Hills Owners Association

Minutes for Board Meeting of June 15, 2018

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

GUESTS: Ron Childs, Gary Crandall, Sue Graves, Jane Gray, Clif Harper, David Hill, Linda Kostalik, Richard Krolak, Joanne Lednicky, Marylouise & Bob Malte, Felece Marks, Pauline & Larry Motley, Kim Myrman, David St. George, Ken Van Raden, Roger Wang

President Terri Parker called the meeting to order at 4:02 pm. Quorum was present.

Minutes of May 18, 2018 were amended to include 525 – approved deck under Design Committee Report and approved as amended.

PRESIDENT’S REPORT – Lot 575 has been purchased. Hancock was contacted regarding access. Here is what Hancock said: “the only access ... through us is for forest management activities.”

Planning Commission met on Monday, June 11 regarding Salishan Resort. The record was left open for 7 days for participants to respond. Decision should be at next meeting on July 23.

MANAGER’S REPORT

- Dan Price has installed strip drain on Salishan Hills Drive & Lookout as well as repaired Bluffs carport.
- Street sweeping will occur every 2nd Friday of the month.
- Striping will occur after meeting with Salishan Resort General Manger on June 25.
- Tennis courts will be cleaned first week of July.
- Pavilion – still working on getting bids.

TREASURER’S REPORT – Revenues are ahead of budget mostly because of prepaid dues. Overbudget on Administrative; underbudget on Maintenance. Current net income is \$38,000 vs (\$31,000) budgeted.

COMMITTEE REPORTS

Design – 476 - approved to remove trees on 486 unless permission from owner rescinded. 510 - new garage door approved.

Landscape – Lakeside will do roadways before getting back to canyons cleanup.

Safety – Installed parking blocks at tennis court parking area.

Emergency Prep - Preparing for emergency information fair & potluck on July 6 at 4 pm. Red Cross will be at Fair.

Communications –Working with Emergency Prep on fair. Information going out next week.

Roads & Drainage – Committee wants to make sure everyone is bidding on the same thing so are reviewing bids with vendors. Committee emphasized that most estimates in Branch Engineering Report are off the table and owners should disregard the report’s exorbitant figures.

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UNFINISHED BUSINESS

- **RULES & REGULATIONS** – Biggest changes are to parking. Noted that moving vans cannot be parked on street but only in owner's driveway. No moving vans are allowed on SHOA roads. They should be parked at the Marketplace & items shuttled in smaller shuttles. Parking on roads is permitted only for deliveries. Overnight parking on roads is prohibited. Wiggins moved and Townsend seconded approval of revised Rules & Regulations. Motion unanimously passed.

Bylaws will be put on website for review. Declaration and Plan will follow. Both of the latter documents require owners vote.

- **EMERGENCY PREPARATION FAIR** – Phone tree will be formed to contact owners about attending and what to bring. Everyone should bring enough to feed our guests. Red Cross and Depoe Bay Fire Chief will be there. Items included in presentation are pitching a tent, using walkie talkies and looking at the cache. Car pools will be formed to alleviate parking issues at tennis courts. Golf carts will be used to help people who can't get down to the tennis courts.
- **ROAD REPAIR/ASSESSMENT UPDATE** – It's premature to talk about an assessment since bids are still being reviewed. Revised bids and 2 new bids are expected. Time line only lists what needs to be done but doesn't include associated costs.
- **TREE REMOVAL ON COMMON PROPERTY** – Firewise representative met with owner and SHOA Manager as requested by Board. Request is to remove 6-8 trees as well as crown and limb others. Low-growing trees and/or shrubs must be planted as replacements for removal of large trees. Feist moved and Wiggins seconded to approve request. Motion passed unanimously.

NEW BUSINESS

- **RESERVE POLICY** – Reserves were significantly depleted by Fairway Drive project. Community needs a reserve policy. SHOA does have a reserve study but is hasn't been funded. The Board is reviewing whether to contract for an updated reserve study by an outside service.

Meeting adjourned at 5:44 pm.

Respectively submitted, Adele Cooke, Secretary