

**SALISHAN HILLS OWNERS ASSOCIATION
MINUTES FOR BOARD MEETING OF AUGUST 7, 2020**

PRESENT: Terri Parker, President; Chuck Feist, Vice President; David Bigelow, Treasurer; Teresa Baron, Manager/Board Member; Beau Horn, Board Member; Joe Peragine, Board Member, Kathy Lebeuf, Islands Board President; Mark Sanders, Acting Secretary

Owner Attendees: Scott Barrett, Peter and Cathy Berger, Joe Castelli, Ron and Deborah Childs, Sean and Susan Coughlon, Deanna Davis, Barbara Fowler, Phuong Hoang and Joshua Duong, Dawn Koester, Linda Kostalik, Joanne Lednicky, Don and Merilee Myers, Susan O’Leary and Bob Wood, Jeff Starr, Charlene Vandervelden, Chris Wilcox

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

Kathy Lebeuf was introduced as the new President representing the Island Condos.

Motion made, and seconded, to approve the minutes of May 23, 2020, after correction made to revise sentence on Page 4 from ‘Joe made a motion and Joe seconded’ to ‘Joe Peregrine made motion; Chuck Feist seconded’. Motion passed unanimously.

PRESIDENT’S REPORT (Election of Board Officers)

SHOA’s President has the responsibility of overseeing the annual election of new Board Members. The election results are announced at the Annual Board Meeting, which is generally held in July. At the first Board meeting after the Annual Board Meeting, Officers are elected.

- Teresa Baron made a motion for Terri Parker to continue as Board President. Chuck Feist seconded the motion. Motion passed with no objections.
- Terri Parker made the motion for Chuck Feist to continue as Board Vice President. Teresa Baron seconded the motion. Motion passed with no objections.
- David Bigelow will continue as Board Treasurer.

SPECIAL ITEM (SHOA Webpage Update/Project Proposal)

- SHOA’s webpage has been updated with the latest meeting minutes and financial information.
- Bob Wood, Islands resident, made a presentation to redesign and implement a new interface for SHOA’s existing website. Mr. Wood explained the importance of getting all pertinent information to all residents, but especially new homeowners. He feels crucial information has been left out of realtor disclosures, which has caused issues for some new buyers of Islands condos.

- Project Overview – Have a website containing all information which sellers can print out and give to the representing realtors, which Mr. Wood feels would provide full disclosure.
- Ensure Realtors are made aware of the processes and procedures regarding the SHOA CC&R's, directing them to the website for thorough disclosure to potential and new residents.
- A lively discussion ensued with comments from Board members and owners regarding Mr. Wood's proposal and the complexity of the proposed system and projected development and maintenance costs, and whether a static page addressing Mr. Wood's concerns could immediately address that issue with no extra cost involved. No action was taken at this time, as more research and information is required before a final decision can be made.

MANAGER'S REPORT

- A Board vote was required to approve sending four (4) fine letters and ten (10) second notices to owners in non-compliance. A motion was made by Beau Horn to give Teresa Baron permission to send the letters of non-compliance. Chuck Feist seconded the motion. The motion passed with no objections.
- Teresa Baron had a conversation with Dan Price to confirm he had compacted the area being paved on Salishan Hills Drive. Dan Price confirmed that he had, in fact, compacted the area.
- Seal Coating – The Bluffs Board has requested \$13,000.00 to seal coat their roads. Seal coating lasts 1-2 years and then should be resealed. SHOA's Board does not support spending money on seal coating, as the cost benefits are negated by the frequency of the required seal coating(s). No action was taken at this time.
- The Salishan Hills Entrance Gate access panel has been ordered and is scheduled to be installed in late August. If a new style of entry gate is approved, it will be built to accommodate the existing entrance mechanism. The decision of keeping the current tiger teeth for the exit vs a new exit gate will be revisited at a later date. The motion was made, and seconded, to complete the entrance gate. The motion passed unanimously.

TREASURER REPORT

- David Bigelow gave a report of the most recent financials provided by our Accounting firm. SHOA accountant, Scott Barrett, provided answers to questions requiring clarification. There was a discussion of using the audit process to prepare a Compilation for the 2019-2020 fiscal year. Work is in progress, and time requirements will be met.

LANDSCAPE COMMITTEE

- The Landscape Committee recommended purchasing water hoses and timers to protect and preserve SHOA common area landscaping.
- A conversation ensued regarding a request for removal of wooden disks (cookies) at the pond. No decision was made as the Board requested more research be done on the capability of creating a non-slip surface on the ‘cookies’.

UNFINISHED BUSINESS

- Entrance Gates – Teresa Baron has ordered a new system and keypad. This will provide the capability to connect residents’ cell phones to open the gate for guests. The installation should be complete in late September. Further conversation is needed regarding enhancing the entrance with a keypad façade.
- Newsletter Status – Beau Horn has acquired Microsoft Publisher software and is now working on the SHOA newsletter. Owners can expect to see the newsletter soon.

NEW BUSINESS

- Design Committee Modification Request - The Design Committee requested approval of a requirement for new owners (for new construction) of a Geotech report. In addition, the Committee is reviewing its process to better clarify requirements and timeframes for compliance. The Committee will bring back additional changes for Board approval. Chuck Feist made the motion to adopt the new requirement. Teresa Baron seconded the motion. The motion passed with no opposition.
- Pickleball Proposal – A survey will be going out to owners regarding use of the tennis courts for Pickleball and whether this is a viable option. There would be a small cost, but the exact amount is unknown at this time. The Board asked Teresa Baron to obtain an estimate.
- Emergency Road – The Emergency Road exit is anticipated to be completed this winter.

Meeting Adjourned at 6:00 p.m.

Next meeting is scheduled for November 13, 2020 at 4:00 p.m., in the Council Room at Salishan Lodge