

**Salishan Hills Owners Association**  
**Minutes for Board Meeting of August 16, 2019**

**PRESENT:** Terri Parker, President, David Bigelow, Treasurer; Teresa Baron, Manager/Board Member; Chuck Feist, Board Member; Beau Horn, Board Member, Jon Townsend, Board Member, Jeff Wiseman, Island President, Adele Cooke, Secretary/Bookkeeper.

**GUESTS:** Deborah & Ron Childs, Tom Cowgill, Barbara Fowler, Syd & Richard Hatch, Dawn Koester, Joanne Lednický, Marylouise & Bob Malte,

President Terri Parker called the meeting to order at 4:00 pm. Quorum was present.

**ELECTION OF OFFICERS:**

**PRESIDENT** – Townsend moved, Feist seconded to elect Terri Parker as President. Motion passed unanimously.

**VICE PRESIDENT** - Townsend moved, Parker seconded to elect Chuck Feist as Vice President. Motion passed unanimously.

**TREASURER** – Townsend moved, Feist seconded to elect David Bigelow as Treasurer. Motion passed unanimously.

**SECRETARY** - Baron moved, Townsend seconded to elect Adele Cooke as Secretary. Motion passed unanimously.

**Request for Water Hookup** – Tom Cowgill presented his request for a water hookup through K-GB-LB. This would be a 1” meter line that would hookup near the tennis court parking area. Townsend moved, Feist seconded approval for Cowgill to work with K-GB-LB to install a 1” meter line with the understanding that SHOA gets a letter from the water district that insures any repairs to SHOA property be completed at their expense in a timely manner and to SHOA’s satisfaction. Motion passed unanimously.

**PRESIDENT’S REPORT** – Welcomed Beau Horn as new Board member. Welcomed Jeff Wiseman as new President of the Island Condos. In upcoming meetings the Board will work toward developing a direction for the community for 2019-20.

Minutes of June 14, 2019 were unanimously approved as written.

**MANAGER’S REPORT**

- Spruceburl road repair has been completed. Spruceburl & Island entrance will not be paved this year as Dan Price wants to ensure there is no erosion.
- Salishan Hills Drive South repair will begin soon.
- Paving on the other areas will be completed before rainy season.
- Forest Management program is expected to begin in October. 40 trees have been identified then prioritized by arborist Vernon Esplin making maintenance and preservation of SHOA’s forest as the goal. Parker moved, Townsend seconded for SHOA to adopt a 3-5 year policy on Forest Management for common property so SHOA becomes stewards of the common forest. Motion passed unanimously.

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**TREASURER'S REPORT**

- Revenues and expenses are normal for first month of fiscal year.
- Audit questions answered. Waiting for site visit.

**COMMITTEE REPORTS**

- **Design** – Lot 405 is requesting to remove dying, insect-infested tree from SHOA property. Design Committee recommends approval with caveat that tree be removed at owner's expense.
- **Landscape** – Mitigation project for pond due to ODFW requirements to be discussed. Restitution to improve fishery in conjunction with Resort is proposed. Follow up on lot maintenance upcoming.
- **Social** – Bingo/BBQ is Friday, August 23 at 4 pm at tennis courts. RSVP to learn what you are to bring.

**UNFINISHED BUSINESS**

- **Canyon Cleanup** – Settlement agreement allows SHOA to use funds as needed. Manager approved to accept appropriate bid within \$5,000 - \$7,000 range and begin work on Tract B and lot 486.
- **Tree Ad Hoc Committee** – Proposal suggests revisions to Design Committee rules to make things more clear regarding trees. The plan is to develop guidelines that address owner issues regarding trees on neighboring lots and to put together a process for how that can be accomplished. A checklist is being prepared.

**NEW BUSINESS**

- **Lot 405 Tree Removal Request** – Horn moved, Feist seconded approval of request as long as the diseased tree is removed at owner's expense. Motion passed unanimously.
- **Tennis Court Reservations** – Rules & Regulations allow for reservations to be made for tennis courts. Reservation board has been removed but an alternative board is available from tennis court office & will be installed along with a copy of the rules. Manager will monitor complaints.

Meeting adjourned at 5:28 pm.

Next meeting is September 27 @ 4 pm

Respectively submitted, Adele Cooke, Secretary