

SALISHAN HILLS OWNERS ASSOCIATION
MINUTES FOR BOARD MEETING OF NOVEMBER 13, 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, Island Board President; Mark Sanders, Acting Secretary

Owner Attendees: Scott Barrett, Cathy Berger, Joe Castelli, Ron and Deborah Childs, Adele Cook, Sean Coughlon, Deanna Davis, Kevin Graves, Bill Hite, Sharon Jorgesen, Dawn Koester, Steve Lindsey, Craig and Virginia Ludwig, Jack Thompson

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

Motion made, and seconded, to approve the minutes of August 7, 2020. Motion passed unanimously with no comments.

PRESIDENT'S REPORT

- SHOA's updated newsletter was published in October 2020 and is available on the SHOA website. Terri Parker thanked everyone involved in the production of the newsletter.
- Terri Parker discussed creating the 2021 SHOA Calendar of Events. This Calendar contains dates and/or times for Board(s) meetings, committee meetings, budget meetings, Board nominations, annual statements, holidays, etc. This Calendar is made available on SHOA's website each calendar year.
- Terri Parker discussed how there are some time frames specified in the CC&R's with explicit deadlines and there is a need to enforce adherence to those deadline dates.
- COVID-19 and mandated quarantining affected the regularity of SHOA Board meetings this past year. Meetings were previously held each month in a group setting. After March 2020, meetings were held on a quarterly basis. The Annual Meeting, normally held in July, was cancelled. Meetings have thus been handled via conference call or limited seating with masks required and social distancing. Also due to revenue losses, Salishan Lodge is now charging a nominal fee for usage of their conference room(s). Future meetings will be based on the overall need for the meeting(s).

MANAGER'S REPORT

- Landscape crews are in the process of cleaning up the entrance road into the Bluffs Condominiums.
- The Rhododendron Project is nearly complete. Of the 170 rhododendrons purchased from Thompson's Nursery, some were purchased by Salishan residents for personal use. Of those remaining, 28 are planted in the Islands' common areas, over 25 are planted in the Hills' common areas, and the remaining are scheduled to be planted in the Bluffs' common areas.
- Terri Parker and Teresa Baron have spent over 25 hours viewing each lot in Salishan Hills to determine if a lot owner is in non-compliance for landscape requirements in the CC&R's. Teresa will be sending out 69 non-compliance letters to lot and/or homeowners. Special attention was paid to lot cleanliness, overgrowth and tree stability.
- Buena Vista Arbor Care came in August 2020 and did their annual tree maintenance on SHOA identified trees at risk. Some of the wood was made into wood chips and spread throughout the Hills.
- All drains have been cleaned. Two catch basins have been ordered and will need to be installed.
- Road repair – several streets have been identified to be repaired.
- Tennis courts – surface cleaning has been completed.
- Restrooms near the Tennis Courts will remain closed due to COVID-19.

- The Pickleball bid has come in with a quote for one court vs. two courts. There was a break on the price if we get two courts. There was a discussion on whether the funds were available in the budget to pay for the court modifications. David Bigelow, Board Treasurer, said the funds could be made available from the reserve account. A motion was made by Chuck Feist to approve two Pickleball courts. The motion was seconded by Beau Horn. Motion passed unanimously.
- Green Waste – A year ago the Board voted to put a lock on the gate to the green waste site due to multiple violations of green waste rules. The green waste area is for yard clippings, not large limbs debris and personal storage. After the installation of the lock, there were still people who were blatantly ignoring the rules, and those people were contacted to retrieve disallowed items. SHOA spent \$1,100.00 last year to have the yard cuttings pushed back. Residents have been told (to no avail) to dump their yard waste as far back as possible so we wouldn't have to pay someone to bring in equipment to push it back. Most recently the lock code was changed by a resident and the chain for the gate stolen. This necessitated the purchase of a lock cutter at SHOA's expense, to cut the lock and replace with a new lock. The new rule is the code will be changed every week by SHOA's manager and residents will need to contact Teresa for access. If further violations occur, there will be a discussion on permanently closing the green waste area. Beau suggested having a chipper brought into the green waste area several times a year to have yard chips made available for residents' yards and/or common areas.
- Gate entry – There was a discussion on people letting non-residents through the gate without the appropriate gate code. This is a security issue. Although you may feel you are being kind by helping someone get in by letting them in with your remote, this will not be condoned.
- Tennis Courts Restroom – There was another discussion regarding the non-availability of the restroom. The restroom is locked and the code is no longer given out. This was initially necessitated by the appearance of someone living in the restroom. The heater was left on and a large bill was received for the energy usage. More concerning was the fact that the person also smeared feces, multiple times all over the restroom. It is not a pleasant situation to have to clean up what might be bio-hazardous waste. With the COVID-19 situation, the restrooms would need to be cleaned and sanitized after each use. There is not the manpower available to do this all day. Notably, there were no volunteers of residents to do this, plus the honor system would likely not work.
- There has been a minor cleanup of the pond. The 'cookies' have been removed and rhododendrons were added. With a master gardener living next door, it is anticipated the slope will look great next year.
- There was a discussion on the tiger teeth at the Salishan Hills Entrance/Exit. Some homeowners who live near the gate constantly hear the noise the tiger teeth make when someone exits. The heaviest traffic is generally during 8:00 a.m. to 5:00 p.m. An alternative to the tiger teeth would be another gate added to the exit side. There were other alternatives discussed in addition to another gate, (e.g., place exit sensor(s) beneath the pavement, move the exit slightly downhill, adding a motion sensor the new exit gate so that when a vehicle approaches it automatically opens, etc.). Terri Parker suggested sending a survey to owners to get their thoughts on the gate options (new gate vs. tiger teeth) and a potential façade for the equipment housing. It was suggested Teresa gather additional information about the success rate of Little Whale Cove's gates to have a better assessment if this would work for Salishan Hills. Teresa will contact Metro (gate vendor) to do a presentation and give recommendations as to what might work best. The presentation would be to all Board members.
- There are occurrences where owners have not been picking up their dog's feces. Please pick up your pet's waste. There are 'poop stations' in Salishan Hills to drop off the bagged waste.
- It was suggested that residents review the CC&R's to become familiar with requirements, such as putting your garbage can away on the day it has been picked up. Garbage cans should also be hidden from street/neighbor views.
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TREASURER REPORT

- David Bigelow gave a report of the most recent financials, and accountant, Scott Barrett, provided answers to questions requiring clarification.
- Compilation for the 2019-2020 fiscal year ending June 30, 2020 is complete.
- As of October 31, 2020, SHOA assets have increased by over \$72,000.00. Liabilities were \$9,000.00 last year and \$12,000.00 this year. Equity has grown by \$68,000.00.
- It was reported there is a shoulder/bank failure on lower Salishan Hills Drive. 80% of the hill has eroded. An orange cone has been placed to alert residents and ensure safety.
- Lien Update on Lot 491 – SHOA's collection agency has sent a garnishment in the amount of \$8,770.00 to the lot owner. There has been no response and no payment. The document was sent to an address in Florida. Concerns are the lot is overgrown, there is a dead tree and other probable safety issues. Terri Parker questioned whether SHOA should step in and manage the lot, adding those costs to their bill, or would that set a precedent moving forward.

COMMITTEE REPORTS

- Forest Management – Ron Childs shared the background for the creation and maintenance of a 3-5 year plan for tree maintenance on SHOA common areas. The initial plan, developed in 2019, was built on suggestions/education from Buena Vista Arbor Care. Vern, from Buena Vista, drove with Ron through Salishan and helped point out trees at highest risk (e.g., double stemmed, leaning, dead). Ron compiled a list of 49 trees. Trees were removed, limbed, etc., in August 2019 and August 2020. To ensure the plan stays current, additional trees are added, with the highest 'at risk' trees prioritized. Thus the list has grown, even though trees have been removed. August 2020's focus was on trees in the tennis court area.
- The 3-5 year plan not only helps keep SHOA's maintenance of common areas on track, but it shows lot owners that due diligence is also needed for them to monitor and maintain trees at risk on their lots. Residents can submit a request to remove at risk trees from their lot(s) for approval, but expenses will be the owners' responsibility

OLD BUSINESS

- Entrance Gates – See Manager's Report, above, regarding discussions on tiger teeth and design.
- Pickleball Proposal – See Manager's Report, above, regarding the discussion and resolution of the Pickleball proposal.

NEW BUSINESS

- Stop Sign/Road Reflectors. SHOA Board is moving forward with the purchase of sign(s)/road reflectors.
- Design Committee Discussion – The owner of Lot 563 stated he was losing his driveway and needed to add a retaining wall. The suggestion was made for him to contact the Design Committee and follow the rules for submitting a request for design changes. Per Joe Peregrine, the lot owner is in violation and should be fined for disregarding CC&R rules and making changes without approval (i.e., parking a vehicle on gravel area and replacing his roof without initial design review – he asked for permission after the roof was already done). A motion was made by Chuck Feist to adhere to the CC&R's and fine the homeowner; the motion was seconded by Joe Peregrine. Fine was determined to be \$500.00, but if lot owner complies and the project is completed within 6 months, the fine will be reduced to \$250.00. The fine letter sent to the owner will address three things; the fine amount, non-compliance with CC&R's, and parking on a gravel area.
- Woodpiles – A discussion ensued on where woodpiles must be placed to be in compliance with CC&R's. The CC&R's state that woodpiles should not be visible from public areas or by neighbors. This issue will be included on an upcoming SHOA survey.

- Green Waste New Access Limitation – See Manager’s Report, above, for discussion information.
- Flags – Terri Parker suggested that the CC&R’s be changed back to the original verbiage which states, ‘allowance of flying a flag, limited on size and is not political in nature’. The motion was made by Terri Parker, seconded by Chuck Feist. Motion passed unanimously.

OWNER COMMENTS

- Deanna Davis, Islands resident, requested an update for the ‘sagging road’ on Island Drive. She said part of the road is caving. Part of the road is SHOA, part is a Salishan easement. Terri Parker stated there has never been a proposal to budget money for that project. The assessment covered the three-year road project, of which all road repairs identified for that project have been completed. However, Gettis Paving will be contacted to come back and look at areas showing erosion to determine if improper paving was done or issues are due to inclement weather. Current weather conditions from now until Spring are not conducive to paving/road repairs unless it is an emergency.
- A question was raised as to whether a caution sign should be added to the area where golf carts enter the road. It was stated that area is Salishan Lodge’s property, and they should be the ones contacted regarding that issue.

Meeting Adjourned at 6:31 p.m.

Next meeting is scheduled for January 15, 2021