

SHOA BOARD MEETING MINUTES
FRIDAY, November 19, 2021
Salishan Lodge, Gallery Room
EXECUTIVE CLOSED SESSION 1:15 PM
Legal – Certified Letter Lot 403
GENERAL BOARD MEETING 2:00 PM

Board members present: Terri Parker, President, Chuck Feist, VP, Teresa Baron, Sherry Barrett, Joe Peragine, Kathy Lebeuf, Island President, Scott Barrett, Treasurer

Owners present: Joanne Lednicky, Dawn Koester, Jeff & Michelle Thraen, Patti Little, Dan Saucy, Richard & Syd Hatch, Ken VanRaden, David Hill, Mark Sanders, Ron Childs, and Laura St. George

1. Called Executive meeting to order at 1:15 pm
2. Declared a quorum; adjourn to Closed Executive Session
3. Adjourned Closed Executive Session
4. Open General Session at 2:00 pm
5. Report on today's Closed Executive Session
Discussed a legal matter for lot 403 and associated certified letter Board discussed what action to take. Motion was made by Feist to turn this item over to SHOA's attorney seconded was made by Sherry Barrett, Board unanimously adopted.
6. Approval of minutes from Sept. 17, 2021, Board meeting. Parker noted an email from owner regarding actions by SHOA to add an additional bank account, and that this information is reflected in previous minutes available on the SHOA website. objection, the Board unanimously adopted the minutes.
7. Approval of minutes from Oct. 6, 2021, Special Board Meeting. Board motion was made by Feist, seconded by Peragine and Board unanimously approved. These minutes will be posted on SHOA's website.
8. President's Report
Parker has been concentrating on information from survey as to what directions the Board might take in the future. Moving forward, the Board will discuss issues and comments from the survey at future meetings. Parker suggested that a Town Hall meeting may be a good idea and will look to do this in 2022. The 2022 meeting calendar will be on SHOA's website soon. The Town Hall will hopefully address items on the survey, along with a serious discussion about SHOA's financial condition. Collection of dues and assessments are going very well and will continue to be reviewed to assure that all SHOA funds are available to cover all necessary expenses.
9. Manager's Report
Privacy gates- A camera has been added at the Bluffs gate. Reminder, there are remotes available for purchase. Design for the gate entrance is still being worked on.

Drains will be cleaned this month, looking into a drain study.

Green waste area – someone backed over the gate lock and chain. A new lock was purchased. This system is working. People are following the guidelines.

Firewise recertification is completed for 2022. Firewise representative says SHOA is a model for other communities. Firewise is available for any homeowner (free of charge) to assess their lots for fire safety.

Christmas lights can be put up. There may be an opportunity to clarify Christmas light standards in the CC&Rs.

Baron reminded the community, there is no solicitation. This includes realtors.

SHOA will open the additional money market account after the 9-17-21 board minutes are approved today.

10. Treasurer's Report

As of October, the balance sheet shows \$570K in cash, \$100K more than last year. 180 owners have paid their dues in full this year. Balances will go down as expenses are paid out according to the budget. Only 3 owners haven't paid as yet (only \$4K).

Profit & Loss for operating expenses in line with the budget, the only item over budget is for legal fees which was budgeted at \$5,000 but have already reached \$5,648. There are more legal bills pending so this amount will increase. Everything else is going as planned per the budget. Reserve expenses – only \$748 for camera for Bluffs gate.

Feist reminded everyone that legal fees have gone up due to letters from some owners that must be handled by the SHOA attorney. Just want to remind owners that attorney fees are needed when legal issues, i.e., certain letters or requests from owners come to the Board, so please keep this in mind for the future.

11. Committee Reports

Sherry Barrett – Road & Drain; two meetings held so far. Prioritizing reflectors as these seemed most important to owners; 40 to be installed (could use input from owners)
This committee currently has four members, they could use another volunteer.

Property Manager reported, (no landscape committee report was received); Budget has. \$10K for annual common area projects.

Chuck Feist - Emergency committee; bringing together information; zone areas and maps to go out to owners soon, looking for zone leaders (volunteers), lots of things already in place. A lot of work has already been done.

OLD BUSINESS

1. Emergency Exit Road - Ron Childs (handouts distributed)

Update. Rumors were out there that Hancock was selling their property. This could affect the easement SHOA has with Hancock, where we plan to construct our emergency road exit. However, Baron arranged a conference call with Hancock regarding this. The results of this call proved that Hancock has no intention of selling the property and continue to partner with SHOA to build the road. Hancock would like to use their contractor. Seth Sanders is their engineer. He met with Ron, where they went over SHOA's proposed road. Ron has marked the entire area, indicate what has to be cleared, 14 large trees need to be removed. Existing road grids will work for emergency exit options. May be quicker than first thought to get to a safer area if needed. Additional costs for tree removal were not previously anticipated.

Questions: Timing, suggested first thing in the spring, but maybe better in June to avoid mud and water issues in the spring. Drying out will make it much quicker and less costly.

Lot owner 533 - asked how long will this road be? SHOA's road is 600', and then this road will access Hancock existing roads. There will be a gate (locked) for the road. Signage will be added and SHOA will monitor to prevent trespassing.

The road is 18% grade and is all downhill. 200 yards and 600' is proposed and will be compacted by contractor. One owner suggested a different kind of rock instead of what was proposed. 1 ½ minus is the suggestion. Ron will discuss with engineer and bring back to the Board.

Another owner asked the question about signage for the safest way out. As this is part of the zone captain's duty, there will directions by zone folks who are trained.

2. Lot 533 – Approved minutes from 10/6/2021 meeting; appeal from owners for unrelated, long-term guests staying at their home; Lot 533 owner notified the Board that they will not be going forward with their proposed house guest. The Board then reconsidered the fine since owners have complied. Motion by Feist and seconded by Peragine to rescind the fine proposed on 10/6/2021; Board unanimously voted yes.

NEW BUSINESS

1. RESOLUTIONS. Consolidation of Board resolutions – SHOA's current CC&Rs include Bluffs & Island presidents as Board members, but not voting members. The recent SHOA survey supported that these people should be able to vote on the Board. A resolution needs to be put before the Board to approve this.
 - a. Bluffs and Island presidents to be voting members of SHOA Board (*Resolution 2021-1*)
Parker read the proposed resolution on this. Requires 2/3 of all owners (must have this or resolution will not pass). Will send out ballots to all owners if Board approves this resolution. At least 60 days for owner responses. Called for a motion, made by Feist and seconded by Peragine, for a voice vote by all the Board as a yes. Feist, Baron, Barrett, Peragine, and Parker all voted yes to this proposed resolution.
 - b. Consolidation of lots (*Resolution 2021-2*)
Parker read resolution. This affects the SHOA budget and stabilizes funds that could be used for necessary SHOA expenses. This issue (lot consolidation) has been here since the beginning of the development. Currently there are 16 property owners who have consolidated lots. Each consolidated lot reduces SHOA's current annual revenue by \$740 per (2nd or 3rd) lots per year. This would impact new owners only, not current owners. Attorney advised that this resolution is legal and can be done if approved.

An owner asked if an existing owner wanted to buy a lot next to one they already own, and wish to consolidate, would this resolution go into effect only after approved by majority of owners per CC&Rs? Parker responded that, yes, this resolution involves only new consolidated lots after resolution approved by owners. Board motion proposed by Peragine to approve this resolution, motion seconded by Feist, and Board voice vote; all Board members voted yes.

2. Letter from Lot 533. Parker opened the floor to owners regarding his letter to the Board. Owners asked, what type of visitors are allowed in our home? Parker and Board owner responded that only immediate family unless someone needs a healthcare worker. Other questions: can unrelated guests stay in home, and if so, for how long; and if an owner wants a house sitter for a month while owner is gone, is this allowed?

Lot owner sent letter with 8 questions, interpretation of what a servant is, if this or that situation can be allowed. Lot 533 owner wants these questions answered by the Board.

Email was sent to Lot 533 owner; caretaker (healthcare) is allowed. Owners in residence and renters are not allowed at the same time, under any circumstances.

The Board will respond to situations, and in this case, having 2 individuals (unrelated individuals) living in the home for a two-year period is in violation of the current CC&Rs.

Baron as property manager, as part of her job, will respond to complaints and investigate and proceed as needed. Some owners have complaints but do not want to be identified as the complainer, and then the Board must get involved (at times).

3. Lot owner 434 – voiced concerns about recent windstorm debris from the roads that she believed the landscapers had blown onto her property. Property manager commented that she would have Lakeside clean up as soon as possible. She also asked if SHOA is paying legal fees, don't owners have the right to know what was being discussed and decided by SHOA's attorney? The Board responded that certified letters cannot be made public unless permission given by the senders of the letter.
4. Lot owner 523 - asked if Lakeside would do work along the walking path? The Board responded that, yes, this is part of the annual work (during winter months).

COMMENTS FROM THE BLUFFS, HILLS, or ISLAND

Island comments – none

Bluff comments – none

Adjourned meeting at 3:32 pm

Next meeting January 21, 2022 (details to be determined)