

Salishan Hills Owners Association
Board Meeting Minutes
Friday January 20, 2023, 2:00 p.m.
Depoe Bay Fire Station
6645 Gleneden Beach Loop, Gleneden Beach, OR
Teleconference and Zoom

Board Members in attendance. Terri Parker, Sherry Barrett, Teresa Baron, Joe Peragine, Janet McCulloch and Scott Barrett, Treasurer.

Owners attending: Laura & David St. George, Deborah & Ron Childs, Robert Cannon, Jeff & Peggy Starr, Deanna Davis, Craig & Sue Parks-Hilton, David Hill, Steve Wilson.
Zoom Participants: Dawn Koester, Michael & Susan Dottarar, Sally Georgeson, Julie Pearson, Daniel Saucy, Rick & Patty Little, Syd Hatch, Brent Duering, Luther & Melissa Nornes

1. Called the meeting to order @ 2:28 pm (delayed for technical issues)
2. A quorum was established
3. Minutes from November 18, 2022, meeting was unanimous approved by the Board

4. President Report

Parker apologized for technical issues getting Zoom functional for our meeting and welcomed participants. Parker announced Erik Barton's resignation as a SHOA board member and chairman of the Emergency and Safety Committee. Parker announced the appointment of Bill Hite as the new Landscape Committee Chairman.

5. Property Manager Report

Downed tree across Island Drive on 12-27-2022. Situation where a resident interfered with the vendor's clean up and disposal instructions. This created extra expense for offsite disposal and raised liability issues.

Allen's Lot Maintenance was contacted about street sweeping. SHOA had contracted with them many years ago but had switched to landscape contractors blowing the roads as part of their contract. Allen's states they have acquired better equipment and can offer better service now. The hourly rate is \$137.50. Parker and Baron are reviewing the current landscape contract which includes street cleaning and will bring more information back to the board.

SHOA annual landscape lot letters, 67 letters were mailed to residents in October 2022. As of today, 17 residents have completed their work, 19 have asked for clarification or extensions and 31, no responses.

Entry Gate- A few residents are still allowing vehicles into the main gate without authority. We have two residents on record. There have been two separate dates where an unidentified man driving a "Spectrum" service truck entered both gates early in the morning using another utility company's passcode. I called both Spectrum and the other company asking if they recognized the driver or why there was someone coming onto the property at 3 in the morning. Neither company knew the driver nor could explain. I changed the passcode. The next morning at 1 o'clock the same unidentified driver attempted to get into both gates but was unsuccessful since

the code had been changed. Please do not give out codes or use your remote to let anyone through the gates.

Salishan Coastal Lodge contacted me about illegal dumping on their back lot which borders Bluffs Lane. They have recorded someone trespassing and dumping large furniture in their dumpsters. The Bluff's entry gate camera footage was reviewed for the date and both SHOA and BLUFF boards have been alerted.

Tennis Court Pavilion RFP was submitted to two separate contractors. Excellence and Kimberling Construction. Bids were asked for both Trek and wood material.

Lot and cul-de-sac signage has been reviewed. We have a few signs to be repaired and replaced. They have been ordered.

The retaining wall located on the Lodge's footpath leading up to Island Drive needs repair. This is Lodge property. I have sent pictures and an email to the Lodge general manager.

The entry gate beautification project at Bluff's gate is to begin at the end of March.

Reminder: wood chips available to residents, located off Salishan Drive. Reminder of the Rules and Regulation on parking, green waste and pet waste.

6. Treasurer's Report

Scott Barrett briefed the Board on the most current income and expenditures. Our spending in "on track". No extra cost currently. Parker thanked Barrett for all his work and reminded us we would begin work on the new fiscal year's budget. Financial Report are on file.

7. Committee Reports

Communication/Confidentiality – The committee is creating a charter.

Design Committee – Peragine reports here are currently two new home construction sites in the Hills. Lot 544 and 552. The committee has recently met to review the final plans for Lot 552.

Emergency & Safety Committee – David St. George reported there is still a need for at least 3 additional zone leaders. He is in the process of purchasing some additional supplies and equipment for the cache and upgrading some of the zone leader backpack supplies, like radios and flashlights.

Forestry – There was no official report.

Landscape Committee- There was no official report. Baron had reported on annual lot review letters. The Board received in their package the information on proposed benches. The committee would like to purchase 3 trek benches to be placed near the tennis parking area, the Pond and Tract B. Baron made the motion and the Board unanimous agreed to approve the purchase of 3 trek benches as long as the price did not exceed their budget of \$1000 for this fiscal year.

Road and Drain Committee – 3-5 year plan is being worked on.

Social – Parker reported on the successful SHOA cookie exchange in December.

OLD BUSINESS

SHOA 2023 Annual Calendar was unanimously voted to be adopted. It will be posted on the website.

Lot 460 Non-Compliance. Owner Steve Wilson attended the meeting since he had seen the item "Lot 460 Non-compliance of Board Action from the October meeting" on the agenda. The Board had not received a request for review or appeal. The item was listed for the board to review. No work has been done that was listed in the non-compliance or has the reduced fine of \$300 been received since the board ruled at their previous decision in October 2022. Parker asked Wilson if he wanted to speak. Mr. Wilson spoke for over ten minutes asking that his fine be forgiven. Parker brought up that none of the work had been completed. Wilson became very upset; he feels he is being personally targeted. Parker asked the Board if there was any motion or to change the October ruling stood? No motion was made.

Island HOA proposal of stump removal, retaining wall set back and road repair. An email has been received stating more time is needed to gather necessary information.

NEW BUSINESS

Parker presented several emails the SHOA Board had received from the Island HOA.

The Island is asking for approval to reduce the speed limit from 18 MPH to 10 mph on Island Drive. They are concerned "several residents regularly speed through the circle". Suggestions were made for adding speed bumps, fines, and cameras. Parker asked who would be responsible for enforcing, monitoring, and issuing violation notices since this is a SHOA road. After much discussion, Baron suggested adding two signs with the 10-mph notice. SHOA would provide the signs to insure the sign style throughout the community. Baron made the motion and the board unanimously approved.

The Island is asking for clarification on "clean-up on the roads and SHOA common areas at the Island roadways". The Island terminated their landscape services for their common areas as of December 2022. Parker stated that the practice has been that the two condominium communities within Salishan Hills have always had their own landscape contractors who provide clean up on the SHOA roadways within their communities. There are no SHOA common areas within either community. Discussion from several Island residents brought up that they pay dues to SHOA and feel SHOA should provide roadside maintenance. "They are requesting the same roadway upkeep and common area maintenance as other SHOA members enjoy". Parker stated the SHOA landscape committee had just met and reviewed the blowing of roadsides and clean up issues. They made the recommendation to SHOA's landscape contractors to not blow the entire property roadways but blow or clean the roadway of the area they are working on that week. Further options need to be researched for all parts of SHOA roads. There is not a set schedule as this time to blow or sweep any SHOA roadways. Parker also stated the Lakeside Landscape Maintenance contract is currently being reviewed and updated.

SHOA President received an email written by Island Board President which recommended the Emergency Committee to purchase battery-operated chainsaws. David St. George, E/S Committee Chairman raised the concern that SHOA could be held liable and should never purchase this type of equipment. Vendors who are licensed to use their own equipment are contracted by SHOA to handle our emergency situations. Island President, McCulloch

apologized for the confusion, Island HOA is not recommending SHOA Emergency Committee to purchase chain saws.

Residents are reminded not to interfere with vendors while working under SHOA hire. This creates confusion and eventually additional cost and time. We recently experienced this which resulted in a much greater and unnecessary cost.

Parker presented the Board with a monthly contract for IT services provided by Taskworthy Services. The rate is \$200.00 for unlimited service in a month. This would provide SHOA guidance with Zoom meetings, our website, digital surveys, and any other IT needs. The motion was made by Barrett to enter into a contract with Taskworthy Services beginning February 1, 2023, Baron seconded the motion and the Board unanimously voted in favor.

Parker established the SHOA annual Budget Committee with Scott Barrett as the Chairman for the upcoming fiscal year of 2023-2024. She will contact the past members of the committee to see if they are willing to serve this year. Parker also stated the establishment of the Nominating/Election Committee for the 2023 SHOA Board election of directors.

There were no comments from the members of the BLUFFS, HILLS, or ISLAND.

Meeting Adjourned at 4:37 p.m. First Successful Zoom Meeting

Next SHOA Meeting- May 19, 2023 location to be determined