

Salishan Hills Owners Association
Board Meeting Minutes
Friday March 24 2023, 2:00 p.m.
Salishan Coastal Lodge,
Pine Room,
Zoom Meeting Available

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

Owners attending: David St. George, Peggy Starr, Steve Wilson, Bill Hite, Joanne Lednicky, Bob Riffle, Richard Krolak

Zoom Participants: Victoria Lott, Paul Nettler, Dawn Koester, Michael & Susan Dottarar, Daniel Saucy, Julie Pearson, Erik Barton, Arla Baragae, Virginia Riffle, Deborah Childs

1. Called the meeting to order @ 2:00 pm
2. A quorum was established
3. Minutes from January 20, 2023 were reviewed, Janet McCulloch asked for an amendment, page 3, last paragraph to read "Janet McCulloch apologizes for the confusion, Island HOA is not recommending SHOA's Emergency Committee to purchase chain saws." Baron made the motion to add the additional statement, Peragine 2nd, Board unanimous approved and then the full body of minutes were approved.

4. President Report

Parker introduced Bill Hite as a new candidate to fill the open Board position, (It is a 16 month term) Peragine motioned to have Bill Hite fill the vacant Board position, Baron 2nd the motion and it was an unanimous Board vote. Parker asked Hite to join the Board by sitting at the head table.

Parker as SHOA President has the authority to appoint members to committees. Parker introduced Ginny Perry to the Landscape Committee, Patti Little to the Budget Committee and Kathy Lebeuf to the Emergency and Safety Committee. Parker then announced the Nominating committee for the upcoming election., Deborah Childs, Kathy Lebeuf, and Joanne Lednicky. The deadline for the committee to receive candidates for the 3 open Board positions is 3-31-2023. Reminder to submit your 75-word bio to one of the committee members prior to the deadline.

5. Property Manager Report

Bluffs entry gate construction project to begin April 18, 2023

SHOA annual landscape lot letters, 67 letters were mailed to residents in October 2022. As of today, 33 residents have completed their work, 5 partial completions, 14 have asked for clarification or extensions until May 2023 and 15 members have not responses.

Allen's Lot Maintenance was contacted about street sweeping. 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. The Board had a discuss and would like to have the roads swept one time to see the results and time it takes to complete.

Tennis Court Pavilion RFP was submitted to two separate contractors. Excellence and Kimberling Construction. Bids were asked for both Trek and wood material. Excellence has now declined the bid process. They do not have the manpower to take on the project. Looking for additional contractors.

Salishan Leaseholders HOA has sent an email stating they have increased SHOA's cost to access their entry gate from \$300 to \$1750 per year.

Three containers of De-Ice have been placed at the corner of Salishan/Siletz View, Salishan/Oceanview and near the entry gate. Owners, if you see a need for the spreading of the crystals use it and when containers get low on supplies, please let me know.

Chipper- Lakeside Landscape has a near new chipper for sale. It may be a great investment for SHOA. The purchase price is \$8,000.00 It was serviced and has a cover for the area which should not get wet. We would need to figure out the liability and schedule of usage. (discussion was made between Board members) Baron had a motion to purchase the chipper from Lakeside Landscape at the price of \$8,000, Hite 2nd the motion,, McCullough abstained from voting and remaining members of board voted yes. After the motion, Peggy Starr from the membership asked about 3 bids and how does the Board know if it is a good price?

The Island HOA had asked to reduce the speed limit from 18 MPH to 10 MPH on Island Drive. Two signs were made and installed.

Baron gave a recap of the steps taken during the snowstorm of 2-23-23. Phone calls were made to obtain snow plowing services for the roads, none were available locally or even Salem or Portland areas. Inquiring about the use of de-icer. It was not available locally to purchase, but it would not have been affective for the amount of snowfall. Carmello Reyes and crew were on property by noon the first day to clear the roadways of 4 downed trees and large limbs. It took them 3 days to clear all the debris. An email had been sent to all residents the early morning of 2-23-23, telling residents of the condition of SHOA roads, advise to stay in and if in need of any help, please contact the Property Manager.

6. Treasurer's Report

Scott Barrett briefed the Board on the most current income and expenditures. Our spending in "in line" except for the storm clean-up of \$12,000.00. January and February were quiet, planned expense coming up is for the Bluffs Entry Gate project. If SHOA was to purchase the chipper, the funds are available. Parker thanked Barrett for all his work and reminded us we will begin working on the new fiscal year's budget. Financial Report are on file.

7. Committee Reports

Budget Committee- The committee will start working on the 2023-2024 Fiscal Year Budget.

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. Owners of 544 will need to ask for an extension on their project. 554, concerns about the number of trees cut and the number approved for removal, seems to be a clear cut., Drainage plans and retaining wall plans have still not been presented to DC.

Looks like owners are not getting approval on exterior changes and the committee is to review the violations; Lot 489, roof, painting, garage door and major landscape projects- no approvals for any changes. Parker volunteered to work with DC to look at the policy and fine schedule if there is a violation.

Emergency & Safety Committee – David St. George reported there is still a need for zone leaders. He told of a recent incident where a neighbor (Zone Leader) spotted a fallen neighbor and called for help. It was a broken hip and hypothermia had set in by the time the neighbor spotted the changes in the neighbor's driveway and did a closer investigation. St. George will be submitting a proposal to the budget committee to purchase additional supplies and equipment for the cache. Backpacks and binders need to be completed and passed out to Zone Leaders. Dual fuel generator and propane tanks are set up and ready for use in an emergency. He received some good information on emergency preparedness which is found on the GBCC website. He brought handouts for today.

Forestry – Ron Child submitted a written report. Forest 3–5-year plan has been updated and is on the website.

Landscape Committee- 3 benches have been ordered, locations will be announced, and installation will be in early summer. They will submit their proposed budget for 2023-2024. The committee members will be fertilizing the Rhododendrons on the common areas.

Nominating Committee- Parker reminded us that submission of nominees is due March 31, 2023 for the upcoming 3 open seats on the SHOA Board. Submit your bio to any member of the committee, Parker, Lednicky, Lebeuf and Childs. After 4-1-2023, if you are still interested in running for the Board, you will need to submit 15 signatures and petition the board for a nomination at the May Board meeting.

Road and Drain Committee – Asking for a bid to re-strip the roadways. Meeting with Dan Price to review the priority road repairs for this summer. Road Maintenance Blowing vs Sweeping is being considered.

Social – None

OLD BUSINESS

Lot 460 Non-Compliance. Owner Steve Wilson attended the meeting and spoke to the Board for a few minutes. He has completed the work and is within standard compliance. He is still upset that he needs to do this work, but apologized for his past attitude and was wrong in his concept of a good neighbor. He paid the \$300 fine in cash to Terri Parker.

NEW BUSINESS

Snowstorm Discussion. Parker had emailed all members: Any owner wanting to specifically speak on this topic needs to request time so we can time manage the meeting. She did not receive any request.

Parker opened the discussion that complaints by four different homeowners had been received by the Board. They expressed the lack of SHOAs response to the community during the snowstorm on February 23, 2023. One stated we trapped them in their home, we had abandoned them, we should have had the roads plowed and cleared. Parker review the

Salishan Hills Owners Association Emergency Action Plan. There was no mention of acts to be taken by the association in case of a snowstorm. Baron spoke of the 38 thank you's received by phone or email from residents,

Property Manager during the storm, reached out to Ace Hardware for De-Ice Information Fire Department, 2 residents who are local Board members reached out to the Chief in reference to what is our responsibility to enable emergency vehicles on our roads.

Fed Express, spoke to their manager (a driver had gotten stuck coming up the hill), their concern was if they had damaged our property, not the inability to maneuver the slick roads.

Robert Ratchford, GM for the Salishan Coastal Lodge, Richard Krolak and Baron met with Ratchford to discuss how we could partner with them in an emergency situation.

State Farm Insurance. spoke with our agent. He stated we had no liability, the snowstorm was an act of God, not negligence.

Lakeside Landscape for clearing of roads, they do not have any equipment.

Discussion of neighbor-to-neighbor assistance.

Emergency & Safety Committee involvement.

The Property Manager reached out to other local HOA Managers to see how their communities had handled the snow.

Lengthy discussion with members on the phone, E/S Chair.

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

Meeting Adjourned at 4:14pm

Next SHOA Meeting- May 19, 2023 Gleneden Beach Community Club