

Salishan Hills Owners Association
Special Board Meeting
Tuesday, July 12, 2022, 11 a.m.
Depoe Bay Fire Station and Teleconference

Board Members in attendance: Terri Parker, Teresa Baron, Erik Barton, Sherry Barrett, Joe Peragine, and Eric Andersen by phone.

Owners attending: Kathy Lebeuf, Susan & Michael Dottarar, Adele Cooke, Ron Childs, Joanne Lednicky, Faye Castelli, Mark Sanders, Daniel Mahon, Linda Kostalik, Syd Hatch, Rose & Rick Krumdieck, Kathi Moynan, Jim Kelley, Bob Raynor, Peggy & Alex Ham, Gail Stonebreaker, realtor. By teleconference: Debra Souza, Susan Graves, Sharon Jorgensen, David Bigelow, David Hill, and one anonymous caller.

The meeting was called to order at 11:04 am by Terri Parker, SHOA Board President. A quorum was established and the minutes from the last regular board meeting on May 20, 2022, were approved unanimously by all board members present.

Parker addressed the homeowners and board members in attendance of the purpose of this special meeting. The meeting would be following “Robert’s Rules and we would follow the process.

The homeowners of 401/402 and 403 have requested approval to “top” their mature trees which have over the past 20 years grown into what they refer to as the “hedge”. There are more than 50 hemlocks which are at the base of their two properties which border the Bluffs Court Road.

The owners of 403 initialed a request in October of 2021 when SHOA received a letter from David Williamson, esq requesting various actions including, at the HOA’s expense to top the trees on Lot 403 by 8-10 feet to preserve their view and for safety. After much continued communication between SHOA’s attorney and Mr. Williamson, to clarify and document the owners current request and explain SHOA’s process and follow up to any changes to their lot and SHOA’s no topping tree policy. Most issues were then dropped by the owner of 403 in March of 2022.

The owner of 401/402 had asked for written approval from the SHOA Design Committee on 2-3-2022 to prune “the hedge” on their property. During the spring of 2022, the owner of 401/402 included Lot 403 in a joint request to top the trees at the base of the properties.

Correspondence was sent to the Design Committee to speak to pass practice and justification for future topping.

Over the next several months, many conversations were discussed between the DC and owners including, removal of the “trees” and replanting of landscape to maintain their views. The DC had informed the owners that such a request could be approved, but the document in the CC&R’s

about tagging trees and a replanting plan needed to be provided to complete the approval process.

SHOA had received a letter of concern from the Bluffs Board. After the owners of Lots 401/402 and 403 had tagged trees to be removed, many Bluff homeowners raised concerns. Their view would be impaired, with the trees removed, they would be looking directly into the homes of lots 401/402 and 403. Also, the stability of the hillside after the established vegetation/trees were eliminated. The SHOA board received emails from 10 out of the 32 Bluffs homeowners.

After introduction of the issue, Parker asked lot owners 401/402 and 403 to come forward and present their request. The owners made their presentation, answered questions from board members of the SHOA community including Bluff condo owners who live on Bluffs Court were recognized. Eric Andersen made a statement of concern on behalf of the Bluff owners including road and property damage from instability of the hillside, possible collapse from erosion.

Discussion and comments were heard by many of the attendees and homeowners who had called into the meeting. Baron pointed out the unique situation where lots 401-405 properties have a row of mature hemlocks which have been topped in the past 20 years to create a visual barrier and been maintained by topping the trees. The last time topping was done was over 5 years ago. This has allowed a view and privacy for homeowners 401/402, 403, 404, 405 and Bluffs Court.

Final Action.

A motion was made by Erik Barton and seconded by Sherry Barrett to “Approve a reduction in the height of the canopy of the trees by five feet on a one-time basis for homeowners 401/402 and 403. This motion approved also directed the formation of a committee to look for long term solutions that would address the view concerns, and concerns of hillside stability, privacy, and suitability of plants in lieu of hemlocks or other shallow rooted vegetation. Baron abstained from the vote, as property manager of both HOA’s to reduce the possible conflict of interest. The board approved the motion unanimously.

Parker reiterated; Salishan Hills Owners Association has a policy that does not allow topping of trees.

The board adjourned to closed session at 1:50 pm.

Discussion of the administrative matter of the SHOA secretary contract and election of board officers from the annual election.

The board reconvened at 2:15.

They announced the selection of Teresa Baron for the SHOA Secretary contract. And the election of Board Members has Terri Parker as President, Sherry Barrett as Vice President, and Scott Barrett as treasurer.

Next SHOA board meeting is scheduled for Friday, October 7, 2022, at 2 pm.
No Comments from the Hills, Bluffs, or Island.

Meeting adjourned at 2:22 p.m.