

Salishan Hills Owners Association
Annual Meeting
Saturday, July 2, 2022, 3:00 pm
Depoe Bay Fire District, Station 22
6445 Gleneden Beach Loop
Gleneden Beach, OR 97388

Board Members: Terri Parker, Sherry Barrett, Chuck Feist, Teresa Baron, Joe Peregrine, Eric Anderson, Janet McCullough and Scott Barrett, Treasurer

Members: Shirley Hatfield, Linda Holloway, Kathy Lebeuf, Debby Souza, Renee Ewins, Rick & Rose Krumdieck, Alex & Peggy Ham, Dorothy Leman, Becky Plassmann, Brad Dull, Helen Andersen, Frank Juarez, Daniel & Kathleen Saucy, Sue Parks-Hilden, Susan O'Leary, Mary Arnstad, Kathi Moynan, Jim Kelley, Rick Dominquez, Doris Roy, Mitchel Bray, MaryJo Hessel, Phil Hawkins, Larry & Pauline Motley, Marcia Stone & Beau Horn, Mark Sanders & Chuck Feist, Diane LaFleuer & Leon Weidman, David Bigelow, Erik Barton, Sean Lee, Deborah & Ron Childs, Steve & Lia Ridley, Rick & Patti Little, Lori & John Bacsalmasi, Virginia Perry, Peter & Cathy Berger, Don & Julie Brizzi, Dennis Noyes & Shani Fox, Bob & MaryLouise Malte, Jeff & Michelle Thraen, Steve & Jennifer Lindsey, Gary & Kristine Rankin, Susan & Michael Dottarar, Lauren Hoyt, Sharon and Laurie Colbert, Sally Georgeson, Kelly Hemphill, Cherie and David Hill, Merilee & Don Myers, Adele Cooke, Joan Peragine, Linda Kostalik and Clif Harper, Bob and Virginia Riffle, Stephen Lear, Dawn Koester, Laura St. George, Cheryl & Sam Scheinberg, Barbara Farmilant, Richard Krolak, Ann Butler & Michele Paul, Kristi Teeter, Joanne Lednicky,

1. The Annual Meeting was called to Order at 3:03 p.m.
2. Proof of Notice was provided, and Quorum of Owners and Board Members were present.
3. Minutes of the July 10, 2021 Annual Meeting were adopted unanimously. Motion made by Barrett and seconded by Baron.
4. Board President Terri Parker welcomed owners to the 2022 Annual Meeting. The Board election results were announced with the board elects being Erik Barton and Joe Peregrine to two-year terms. Chuck Feist was thanked for his past board service. Erik Barton joined the Board at the front table.
5. The guest speakers were introduced:

Robert Ratchford - Salishan Coastal Lodge

Robert introduced himself. He is happy to return to the coast and to his new position as General Manager. Discussion of the stability of the Lodge coming out of the pandemic. He reminded us, the nearest airport is 100 miles and the current price of gasoline and yet they are still at full occupancy. He gave an overview of current construction projects in process and their priorities and plans for the future. The Lodge recently completed their indoor tennis courts refurbishment. The "65 Program" has been paused, no new applications will be added until a new program is introduced later this year. Questions were asked about summer lawn concerts as in past summers. No plans currently. He was questioned about the menu at the restaurants and bringing back live entertainment at the Attic. Ratchford emphasized the great working partnership with SHOA and his commitment to briefing us at our next annual meeting.

Trask Hodgson- Oregon Department of Forestry (ODF) FIREWISE Coordinator.

Trask gave an overview of his role with the ODF. He has been on the job at the Toledo Regional Office for about a year. Trask explained his prior experience as a forest firefighter and how he brings this perspective to teaching property owners fire safety protocols. Trask has visited our community a few times as recent as this past fall to do a ride around with the Property Manager and Board President. He gave his impressions and recommendations of private properties and SHOA common areas. His overall impression of SHOA was that we were in "really great shape". Trask reported on recent Oregon State legislation to provide funding for forest fire abatement given the major fires in Oregon over the last several years. Trask is SHOA's contact for Firewise. Trask concluded by answering homeowner's questions.

Terri Parker thanked both guests for their time, presentations and transitioned to the Annual Meeting agenda.

6. Property Manager Report. Baron provided an update on ongoing SHOA projects. The Emergency Road is completed, a gate will be installed in the next few days. She thanked Ron Child for coordinating the project. The monthly access code to the Leaseholder's gate, will be the combination code for the green waste site and emergency exit gate. It will be updated once a month. Two pickleball courts have been striped. One net was purchased and if the sport is popular, another net will be ordered. The SHOA main entry gate renovation and upgrade is nearly completed. Work on the gate for the Bluffs will begin in the next few months. The Board needs to review plans and funding based on information on completion of the first project. Baron also gave an overview of material in the owner's packet. Information included a list of new owners and owners who have passed since our last Annual Meeting. When owners signed in today, they received a colored name tag which is coded to coordinate with their zone. Included in the packet is each owner's zone map and a list of their neighbor's names in their zone. This program was started many years before and will be activated. Erik Barton was announced as the new Chair of the "Emergency Committee". Owners were told to be watching over the next few months for more information about the committee, volunteering, and organization.

Baron introduced and thanked the "Annual Meeting Committee". A new committee was formed to organize SHOA's annual board meeting. Laura St. George, Sally Georgeson, Dawn Koester, Kathy Lebeuf, Terri Parker, and herself. She also thanks volunteers who helped with sign in.

7. Treasurer's Report. Scott Barrett gave a brief overview of the FY 2022-23 budget that was included for all members in their packets. The budget was discussed, down to line items for both revenues and expenditures at the May Board meeting where the Board adopted the annual financial plan. Barrett summarized the FY 2021-22 which included a net \$20,000 transfer to the Reserve Fund. For FY 2022-2023 the new budget assumes annual income of \$171,390 and total expenditures of \$151,390. The yearend balance in SHOA 's Reserves as of 6-30-2022 is \$391,120, of which \$196,217 in Special Assessment funds.

The President and the Treasurer have already signed the contract for the annual Compilation and the results will be posted on SHOA's webpage by the end of September. The SHOA Board will be looking at safety issues at the tennis courts pavilion to determine fiscal impacts to the SHOA budget for repairs.

8. Bluffs President Report. Eric Andersen gave an update on the Bluffs annual meeting and raised a major concern of his owners about tree removal requests by owners of homes above the Bluffs to maintain their views. Andersen expressed concerns by Bluff owners of erosion to the hillside, mudslides, and road damage if the SHOA Design Committee/Board approved the requests. The Bluffs owners are also looking into insurance policies for the condos and are concerned that work on the hillside could increase any premium costs. Board members responded that the SHOA Board would hold a special meeting to discuss the proposals. All members would be welcome to participate.

9. Island President Report. Janet McCulloch gave an overview of the status of the Island condos and a newly elected Board. The focus of the Board will be to work on a multi-year plan for building and infrastructure maintenance. Janet also mentioned tree and fire safety issues and the Condo owners are looking forward to getting the road and drain work completed.

10. Door Prizes. The meeting turned to a new feature at SHOA's Annual Meeting: Door Prizes. The "Annual Meeting Committee" was introduced: Sally Georgeson, Laura St. George, Kathy Lebeuf, Dawn Koester, Teresa Baron and Terri Parker. In addition to their event planning, decorations and a catered BBQ, Laura St. George solicited donations to offer door prizes to this year's event. Gift Bags from Beachcrest Brewing Company. Multi rounds of Golf and Apparel from Salishan Golf Links. Gift certificates from Hook & Slice, Bay House, Gentlemen's Hair Co. 4th of July plant centerpieces created by Laura St. George A wine basket donated by Kathy Lebeuf. Total value of over \$1,000. Thank you to our local donors and the effort of Laura and David St. George. It was a fun addition to our meeting.

11. Parker asked for any comments from homeowners. She talked about setting up a Town Hall, maybe in August TBD. The next SHOA Board meeting is scheduled for September 16, 2022 @ 2.p.m.

The formal meeting was adjourned at 4:48 p.m. for guests to enjoy food and socializing with neighbors. SHOA sponsored a delicious catered meal by "Pat E Mac's BBQ". Terri Parker and Richard Krolak donated old fashion ice cream sandwiches to finish out the social. Many thanks to Sally for arranging "Pat E. Mac", Laura and Dawn for arranging our guest speakers and all the Annual Committee members for their time and hard work in bringing a new format to SHOA Annual Meeting.