

**SHOA BOARD SPECIAL MEETING
FRIDAY APRIL 1, 2022 - 11AM
Depoe Bay Fire Station
6445 Gleneden Beach Loop Rd.
Gleneden Beach, OR 97388**

Board Members: Terri Parker, Chuck Feist, Joe Peragine, Teresa Baron, Janet McCulloch, and Sherry Barrett (teleconferenced in)

Members: Ann Butler, Ron Childs, Cheri Hill, Richard Krolak, Diane LaFleur, Kathy Lebeuf, Joanne Lednicky, Bob & Marylouise Malte, Michele Paul, Mark Sanders, Dan Saucy, Laura and David St. George, Patrick Vanderhout, Charlene Vandervelden, Leon Weidman. On Teleconference: Deb Childs, Deanna Davis, Phuong Duong, Sally Georgeson, Sue Graves, Dawn Koester, Virginia Riffle, one anonymous caller

1. Meeting called to Order at 11am
2. Quorum declared.
3. President's Report - Appointed Laura St. George to the Design Committee and Richard Krolak to the Road & Drain Committee. SHOA Board Secretary has given her resignation. We are in search of a new Board Secretary. Please contact Terri Parker if you are interested.

OLD BUSINESS

1. Emergency Road Project: Parker explained the project in general terms. More trees than originally expected to be removed, increasing the cost of the project. Baron presented bids from all tree removal contractors. (\$6800, \$10000- \$11900) She recommended using Zook Tree Service. Baron also added that \$1500 -\$2000 might need to be added for the cost of a gate, estimated, if Hancock provided.

Ron Childs gave a timeline of the evolution of the Emergency Road Project from the beginning including initial conversation with Dan Price Excavation. His estimate of \$10,000 plus or minus (this meeting was 5 years ago) no official bid was ever obtained. Childs then asked the meeting attendees if they had any questions. Childs also talked about the meeting with Seth Sanders from Hancock where they walked the proposed road and had the discussion of what the community was looking for should an emergency occur. Hancock's id was to contract with Road & Driveway for an estimate of \$14,606 for the road work, this does not include tree removal or a gate.

Parker opened the discussion to Board members and then questions/comments from the meeting attendees. Feist asked questions about SHOA Forest management and who was responsible for maintenance of the road and the annual cost. Childs and Feist discussed how the Forest Management Plan had worked and Feist remarked that SHOA has not had any major trees loss since the Otis fires. Barrett asked why Hancock's estimate did not include tree removal? Childs responded that Hancock and their equipment is focused on creating road-beds. They did not want their equipment damaged by deforestation work. Baron helped clarify what has been budgeted and expended with the Special Assessment funds. Discussion then focused on the specific uses that were allowed when the special

assessment was approved. Conversation then ensued about where the money would come from to remove trees not on SHOA property.

Childs mentioned that ordering products through LOWES, including the cost of delivery, for the gate project could be as low as \$600. Ron also suggested using the annual funding for the Forest Management 5-year plan to an option to pay for the tree removal costs rather than assessment funds.

Laura St. George raised a question: if Hancock is granting us an easement, shouldn't any cost be part of "commons area" maintenance. There will be ongoing maintenance costs. Funding should come from the general operating budget.

Weidman addressed the Otis Fire and the problems with nonexistent escape route options. He asked the Board to approve the Emergency Road Project and thanked Childs for all his work.

Malte asked who would open the gate. Baron said that the responsibility would fall under the responsibility of the "zone leaders" and the Emergency Committee.

David St. George asked about the remaining funds left in the 5 Project Road Projects contingency fund. There are two-line items amounting to \$60,000 left in these accounts. Feist said we would need \$14,500 to cover the additional costs out of the \$60,000. Saucy said, "Let's Get It Done!"

Graves spoke to her support in favor of the emergency exit road. There is plenty of money in the assessment fund. Whatever is done, please include the cost of tree removal out of the assessment fund.

Butler suggested we should also consider what Salishan Hills would look like if there was an earthquake. Not everyone would be able to get to the emergency road. She also thanked Childs for his work on this project. Discussion continued including points raised that the "zone leaders" would be working with individual owners on best options depending on the emergency.

David St George mentioned that he and Graves are talking about another CACHE as part of our committee's funding request for next fiscal year.

Feist spoke to the importance of ZONES and the need to get this established.

Feist made a motion that the Emergency Exit Road be funded, McCulloch seconded. Motion to approve Road and Driveway Company's bid of \$14,606 and \$10,000 for Zook Tree Service.

The board recognizes that additional funds may be needed for any additional trees and chipping. In addition, funds will be needed for a gate. Barrett, Feist, Peragine, Parker and McCulloch all voted yes. Baron abstained. Motion passed.

2. Entrance Gate Improvement Project- Baron gave the Board information on the bidding process for the work on the front gates. The Design was previously approved by the Board. Peragine offered information about the only bid received from Schooner Creek for \$20,000. Questions were asked and answered if the Bluffs gate would cost the same. No estimate has been provided.

Motion was made by Feist and seconded by Baron to award the contract to Schooner Creek Designs, LLC and fund for the Hills Entrance gate. Peragine abstained.

With the completion of two items for the Special Meeting, Parker motioned to adjourn. The meeting was adjourned at 12:29 pm