

Special Meeting of the Sahhali South Homeowners Association

Sahhali South Homeowners Association

December 12, 2022

2150 Oar Place, Lincoln City, OR 97367 at 2:00pm

Mr. Boyles called the meeting to order at 2:44pm.

Board members present:

Richard Boyles, President

Boyce Heidenreich, Director

Patti Lundeen, Secretary

Roll Call

A total of 25 Lots represented

Homeowners present (9): Anthony Ryan (lot 10), Boyce Heidenreich (lots 32, 33, & 34), Paul F. Fukui (lot 42), Pam Johnson (lot 43), Wyatt & Linda Angelo (lot 49), James & Carol Paine (lot 4), Peggy Richards (lot 36)

Proxies attached (13): Brenda Freshman (lots 2&3/North), Bari Johnson (lot 8), Jiri Vitek (lot 27), Christine Hauptmann (lot 28), Peter & Stephanie Sammons (lot 29), Christopher & Christine Diani (lot 35), Katherine Hammack (lot 3 & 44), Ronald & Kathleen Clark (lot 45), Ron & Lynell Bohr (lot 37), Christopher & Pamela Geye (lot 1/North), Heidi Heidenreich (lot 7), Lisa Bentsen (lot 9), Mike and Shannon Shainsky (lots 24 & 25)

Special Meeting Agenda attached

Certification of Meeting Notice attached

Mr. Boyles expressed that this meeting is open to all home/lot owners and that this is our first opportunity to approve the May 13, 2022, Special Meeting Minutes.

Before presenting the minutes for approval, Mr. Heidenreich expressed his perspective on what has taken place the last several months. In re-reading these minutes from May 13, 2022, Mr. Heidenreich believes the owners approached that meeting with great trepidation thinking that the meeting could be quite contentious. The homeowners expressed their opinions during the May 13th meeting regarding the trust between the homeowners and Declarant.

Mr. Heidenreich expressed that Mr. Boyles listened to the concerns of the homeowners. At the May meeting, Mr. Boyles stated he would have a homeowner in place as a Board Member, this became effective June 9, 2022. Effective June 9, 2022, Mr. Boyles also established the Architectural Review Board to include himself, Mr. Ryan, Mr. Heidenreich. Mr. Foran, the attorney for the Homeowners Association, commented in saying that he was impressed as it is unusual for a Declarant to include property owners as members of the Board of Directors prior to turnover of the HOA. Mr. Heidenreich thanked Mr. Boyles for his willingness to listen to the concerns and opinions of the owners and to include them in decision making. He felt a strong foundation of trust has been established. Mr. Heidenreich also thanked Mr. Boyles for his time and work on completing the updates to the Rules and Regulations and Bylaws.

Mr. Boyles returned his appreciation to Mr. Heidenreich and thanked him for his communication with the owners and for sharing their concerns and points of view. Mr. Boyles thanked Mr. Heidenreich and Mr. Ryan for their time and efforts put forth to assist in completing the six revised documents of the ARB. Mr. Boyles stated that when a Declarant goes into developing a community, their goal is to move through that process efficiently and ideally quickly. Involving owners takes more time but he recognizes the importance of everyone working together cooperatively.

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Ms. Johnson, (lot 43), expressed to Mr. Boyles that she would like to show her appreciation to him in having picked Mr. Heidenreich to serve on the Board of Directors, and that the personality and the individual chosen is just as important as having a homeowner on the Board.

Mr. Angelo, (lot 49), appreciates the amount of work that has been represented in what has happened here. Clearly there is a significant amount of time and thought going into it. Mr. Heidenreich has obviously been sharing things as we went along, and it is hard to keep track of the volume of information that has come out. Mr. Angelo expressed that he feels the same as Mr. Heidenreich regarding how we have progressed, and gave kudos to all who have participated, and thanked them for their time.

Mr. Boyles asked if there were any changes to the May 13, 2022, minutes. Mr. Angelo, (lot 49), motioned to approve as presented. Ms. Johnson (lot 43) seconded the motion.

Mr. Angelo recommended that Ms. Richards be asked a separate question so she may reply on behalf of the Proxies.

Mr. Boyles acknowledged this process.

Ms. Richards said "I" on behalf of the Proxies.

Motion unanimously passed to approve the May 13, 2022, minutes.

New Business: Bylaws

Mr. Boyles presented the Bylaws for Sahhali South Homeowners Association. He expressed that when compared to the materials sent out to the homeowners, there is to be a correction to Section 2.6 which speaks to the authority to vote. Mr. Boyles read Section 2.6 in its entirety.

2.6 Authority to Vote: All owners, including those who have leased their lot to a third party, shall be entitled to vote. An Owner's right to vote may not be revoked. A purchaser under a land sales contract entitled to immediate possession of the Lot shall be deemed the Owner thereof, unless otherwise provided in such contract. A correction was made to Scribner's error to read "contract" rather than "contact". Mr. Heidenreich expressed his thanks to Mr. Fukui, (lot 42), for his sharp eyes in seeing the error and bringing it to the Board's attention.

Mr. Boyles moved for approval of the Bylaws for Sahhali South Homeowners Association as presented and amended with respect to Section 2.6. Mr. Boyles stated that if the Bylaws are approved, then we will make that correction and we will post the corrected version to the website and email them out to the Homeowners.

Mr. Boyles moved to approve the Bylaws as presented. Mr. Angelo, (lot 49) seconded the motion.

Ms. Richards was asked separately to reply on behalf of the Proxies.

Ms. Richards said "I" on behalf of the Proxies.

Motion unanimously passed to approve the Bylaws for Sahhali South Homeowners Association.

This brings us to the end of new business.

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Mr. Boyles asked if there was anything else for the good of order prior to adjournment.

Mr. Angelo, (lot 49), stated the landscapers are wasting an excessive amount of time on Pelican Point, that the time could be utilized elsewhere. Mr. Boyles and Ms. Lundeen appreciated and acknowledged receiving this information. Ms. Lundeen expressed that she will talk with the landscapers about this situation in the community.

Ms. Johnson, (lot 43), requests that their leaf blowing cease on windy days and instead that they focus on the areas to better meet the needs of the community.

Ms. Lundeen expressed that options are very slim with landscapers in Neskowin, and that it has taken some time to get the landscapers dialed in in the upper area of the HOA. Ms. Lundeen thanked the owners for their input and advised she would get their energy re-directed.

Mr. and Mrs. Angelo, (lot 49), expressed their appreciation for the “No Beach Access” sign at the entrance to Pelican Point Drive, which has really helped, along with the Sahhali South Association, “Private Community Only” sign.

Ms. Richards, (lot 36), brought up the roundabout at the end of Proposal Point Drive. Ms. Lundeen expressed that she has obtained a proposal to remove and redesign this area. The bid came in at approximately \$13K to remove the trees and to redesign this area. Overall, the homeowners would like to keep the trees and bring their height down so there will not be an obstruction to lots on the east side, and have the landscapers weed this area. The homeowners report that it is very weedy. Ms. Richards called Ms. Lundeen about these trees as they had begun to obstruct her ocean view. Ms. Lundeen will take a different approach with this area. Ms. Johnson (lot 43) expressed that the trees are a sound barrier and that is important for the homeowners in this area. She said that when the trees were removed at Hwy 101, it made a big change for her with sound from the highway. The homeowners asked that the tree trimming and weeding be completed in this cul-de-sac area.

Ms. Lundeen stated that the new bridge that has been installed from Pelican Point to the existing Blue Heron trail will be added to the updated 2023 Reserve Study. Mr. Boyles stated that he wanted to be clear that he paid for the new bridge installation, and that the Association will have the responsibility for maintenance going forward.

Multiple homeowners expressed how beautiful the bridge is.

Mr. and Ms. Paine, (lot 4), recommended Creative Landscaping from Newport. They have been in business for a long time and have landscaping and tree experience. Ms. Lundeen expressed her appreciation for this recommendation.

Mr. Fukui, (lot 42), asked if there is an opportunity for a group of homeowners to form a committee around grounds maintenance. Is that something that folks would think is useful? Do we chop down the tree or what trees do we plant? Ms. Johnson asked, “Do you mean a committee to walk the property?”

Mr. Boyles responded that the ARB has had discussions around the philosophy of retaining a natural environment. The philosophy around Sahhali South when the original documents were put together was to retain natural vegetation on the lots. The documents speak to that repeatedly. People want to stray from that to some degree, and the question is to what degree will the ARB regulate that and to what degree will they allow that. For example: The discussion about “yard art” which is not something he contemplated but it came from the community as something that some folks wanted to see. It can now be proposed to the ARB who will make those determinations. It can be hard to impose aesthetics

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because everyone sees things differently. So, when it comes to trees specifically, there is a dynamic tension in our governing documents. On the one hand we are encouraging retention of trees and other parts of the natural environment. On the other hand, any homeowner can petition any tree to be removed that is in their view. Those two things need to co-exist and those varying interests need to be balanced somehow. It is most likely going to be on a case-by-case basis. He spoke to the philosophy of retaining the natural environment, spoke of trees specifically now at the end of the street, and there is no need to remove them now but at some point. For owners on the other side (east) of Proposal Point, those trees may be impacting their views and a proposal may come forward from those owners that would be taken into consideration.

Mr. Fukui shared concerns about the approach being used for invasive species such as scotch broom and blackberries and asked if herbicides are being used. Mr. Boyles responded that mechanical resources have been used to remove invasives and alders. Mr. Boyles also advised that the landscapers have been instructed not to use any chemicals to control or eradicate invasive species or weeds. Ms. Johnson asked if Mr. Fukui can lead a group of homeowners who tour the property to observe and take note of landscaping and growth.

Ms. Lundeen spoke about the 2023 Sahhali South, LLC budget but expressed that she would be more comfortable with Mr. Boyles speaking to it. Sahhali South, LLC carries its own budget separate from Sahhali South HOA and we work proactively to keep the invasive plants to a minimum on unsold lots, and meeting those expectations of the unsold lots on a quarterly basis. Mr. Boyles stated there is a process for the things that may fit within the scope of existing maintenance and existing budget, redirecting focus maybe away from blowing leaves and move towards removing ivy/blackberries particularly in the common areas. Providing this “eyes and ears” information from the community to Ms. Lundeen would be welcomed.

Mr. Boyles thanked everyone for attending.

Special Meeting is adjourned at 3:38pm