



**Oceanside Estates Homeowners Association  
Minutes of Board of Directors Meeting  
02/03/2022**

Minutes of the Board of Directors' meeting of the Oceanside Homeowners Association, Brookings, OR, held at 6:00 p.m. on February 3, 2022.

**1. CALL TO ORDER**

Board President Jim Turner presided over the meeting and called the meeting to order at 5:59 p.m.

**2. ROLL CALL**

Board members present:

- Board member Jim Turner
- Board member Jeff Jacobs
- Board member Edit Szanto

One HOA member was also present.

**3. QUORUM OF DIRECTORS**

The majority of the Board members were present; quorum of Directors was established.

**4. APPROVAL OF THE AGENDA**

The draft agenda was e-mailed out to Board members prior to the meeting. The agenda was accepted as submitted.

**5. APPROVAL OF MINUTES**

- The Board approved the January 6, 2022, Board of Directors' meeting minutes.

**• NEW BUSINESS**

○ Treasurer's report

▪ HOA bank account balances:

- \$7,272.22
- \$133.75
- \$17,090.51

▪ Expenditures:

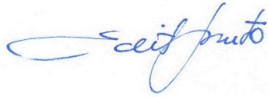
- Annual taxes: \$13.92
- Wyse Kadish: \$525
- Reimbursement for Edit Szanto: \$78.01
- Reimbursement for Jeff Jacobs: \$13.98

▪ Deposit of member dues to date: \$4,000

○ Action Item: Duly moved and seconded, the Board unanimously voted to accept the internally prepared financial statements for 2021. Last year the HOA needed to make more extensive repairs and improvements to the beach access trail, and the financial statements reflect those expenditures.

○ Action Item: Duly moved and seconded, the Board unanimously voted to hire Musser Olsen (accountant firm) to prepare the HOA's tax returns and send out the 1099 forms for 2021.

- Action Item: Duly moved and seconded, the Board unanimously voted to open two new reserve accounts, one for the East side and one for the West side. The HOA's accountant recommended to have separate reserve accounts in order to keep things clean. The HOA currently has one reserve account for the trail. After all the dues for 2022 have been collected, the two new reserve accounts will be opened, and \$100 per East side lot will be deposited to the East side reserve account (for maintenance and replacement of Oceanside East Drive) and \$100 per West side lot will be deposited into the West side reserve account (for maintenance and replacement of North Drive and South Drive).
  - Action Item: Duly moved and seconded, the Board unanimously voted to hire Garcia's Lawn Care to repair of the bridge/trail (damage caused by landslide). The estimate provided by Edgar Garcia is \$2,500 for labor only. The cost of materials is not included.
  - Action Item: Duly moved and seconded, the Board unanimously voted to hire Garcia's Lawn Care to clean up on Oceanside East Drive for \$300.
  - Information Item: President Turner volunteered to do the annual insurance review.
- **OPEN FORUM**
    - No one had questions or comments.
  - **NEXT MEETING DATE**
    - A. The Board did not set a meeting date. The Board will meet as needed and notices will be sent to HOA members.
  - **ADJOURN**
    - B. The Board meeting adjourned at 6:29 p.m.



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Edit Szanto, Secretary

03/10/2021

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Date