



**Oceanside Estates Homeowners Association
Minutes of Board of Directors Meeting
06/02/2021**

Minutes of the Board of Directors' meeting of the Oceanside Homeowners Association, Brookings, OR, held at 6:00 p.m. on June 2, 2021.

1. CALL TO ORDER

Board member 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 Edit Szanto

Several HOA members were 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 approved.

5. APPROVAL OF MINUTES

- Board approved the May 13, 2021, Board of Directors' meeting minutes.

6. NEW BUSINESS

- A. Action item: formally accept the resignation of Board member Aaron Horton. Duly moved and seconded. Motion to formally accept the resignation of Board member Horton passed 2 to 0.
- B. Action item: appointing new Board member to replace Mr. Horton. Mr. Tibor Farkas, the fourth candidate who ran for election in April, was nominated. Mr. Farkas consented to the nomination. Duly moved and seconded to appoint Mr. Farkas to the Board; motion passed 2 to 0.
- C. Action item: appointing new Design Review Committee member to replace Mr. Horton. Mr. Tibor Farkas, the newly appointed Board member, was nominated. Mr. Farkas consented to the nomination. Duly moved and seconded to appoint Board member Farkas to the Design Review Committee; motion passed 3 to 0.
- D. Action item: Board reorganization.
 - a. Board member Turner was nominated for President, consented to the nomination. Duly moved and seconded, motion to elect Board member Turner as President passed 3 to 0.
 - b. Board member Farkas was nominated for the position of Treasurer, consented to the nomination. Duly moved and seconded, motion to elect Board member Farkas to the position of Treasurer passed 3 to 0.

- E. Action item: HOA's mailing address. Duly moved and seconded, the motion to change the mailing address of the Oceanside Estates Homeowners Association to 96434 Oceanside East Drive, Brookings OR 97415. Motion passed 3 to 0.
- **UNFINISHED BUSINESS**
 - A. Treasurer's report: update on annual assessments
 - Board Member Turner reported that to date the HOA received \$2,600 in annual assessments (13 out of 37 lot owners). Annual assessments of \$200 per lot are due on or before June 30, 2021. The HOA will send out one e-mail reminder.
 - B. Update on signage
 - "Private Drive" signs have been installed on both sides of South Drive. Beach access trail signs and "Private Drive" signs for North Drive have been ordered by Board member Szanto. Exact location of those signs needs to be determined.
 - C. Update on repairing the holes on Oceanside East Drive.
 - Within the next week or so, Board member Turner's contractor will fill in the holes left when the two posts were taken out.
 - D. Update on long-term parking on Oceanside East Drive.
 - The Board sent a letter to the owner of the property. The owner responded that two of the occupants will be moving out by the end of the summer. The response had no date certain. The Board will send a follow-up letter to the owner.
 - E. Update on insurance: Board member Szanto contacted an insurance agency that specializes in providing insurance to HOAs. The Board has not yet received a quote. Current policy has a limit of \$10,500 replacement cost for HOA personal property and a \$25,000 aggregate limit on outdoor property (\$1,000 maximum per item). Bylaws require insurance at full replacement value, without deduction for depreciation, of all the improvements of the common property. Currently, the HOA does not have that. The HOA does not have a current value for the improvements. The Board may need the help of a professional to establish full replacement value. Although the Board is doing the research now, the change may not happen this year, since the policy was renewed in March.
 - F. Update on trail clearing and maintenance. The grass is getting big on the trail and it is becoming overgrown. Board member Horton contacted contractors to get quotes. The Board found out that the contractor who previously worked on the trail allowed his license to lapse. The Board discussed importance of contractors being licensed and insured. The Board also discussed repair/improvement of the trail (loose boards, etc.). Concerning landscaping other than trail clearance: the Board needs clarification on what exactly the landscaper's services include for \$135 per month. Board member Turner volunteered to talk to the landscaper. Discussion about the Board asking for proof of insurance and contractors adding the HOA as an additional insured.
 - G. In order to best protect the interest of the HOA, the Board discussed the possibility of the HOA retaining an attorney to get some legal advice on several issues that have come up, such as: drafting contract language (including indemnification clause), whether or not the Board has authority to levy fines, assistance with amending the Declaration (drafting clauses and providing guidance on the process), and whether or not the Declaration (in whole or in part) applies to the bluff lots (lots 9, 10, 11, 12, and 15). There are significant HOA interests involved, including the HOA's easement for the private beach access pathway (the trail heads off North Drive and South Drive are on these bluff properties; pedestrian easement and easement to continue to improve and maintain the trail), maintenance of the private drives owned by the HOA (how to ensure that these lots contribute to it whether or not they are part of the HOA).

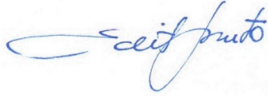
The Board will research attorneys whose practice area includes representing HOAs and get some estimates.

- **NEXT MEETING DATE**

- A. The next Board of Directors' meeting was set for June 17, 2021 at 6:00 p.m. via Zoom.

- **ADJOURN**

- B. The Board meeting adjourned at 6:45 p.m.



Edit Szanto, Secretary

07/01/2021

Date