



**Oceanside Estates Homeowners Association
Minutes of Board of Directors Meeting
07/01/2021**

Minutes of the Board of Directors' meeting of the Oceanside Homeowners Association, Brookings, OR, held at 6:00 p.m. on July 1, 2021.

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 Tibor Farkas
- 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 June 2, 2021, Board of Directors' meeting minutes.

6. COMMITTEE REPORTS

○ Treasurer's Report:

- All but three lot owners paid their annual assessment. Past due notices will be mailed out Monday July 5, 2021.
- The landscaper sent another bill for \$135 after Board member Turner wrote the \$135 check and gave notice to the landscaper on June 15th that the HOA was suspending all gardening services. Another note will be sent to the landscaper and no work performed after the notice will be paid.
- The beach access trail has been cleared (\$500 Green World Landscaping).
- June 1 - June 30 deposits and expenses:
 - Deposits: \$4,400
 - Expenses/checks paid: \$635

- As of June 30, account balances at Rogue Federal Credit Union:

Checking: \$ 9,441.39
Business: \$ 131.40
Savings: \$17,090.46

Total:
\$26,663.25

- Duly moved and seconded, the Treasurer's Report was accepted by unanimous vote.
 - Design Review Committee Report
 - Two requests were submitted to the Design Review Committee for signs (private drives and beach access trail)
 - The Committee approved the signs.
- **UNFINISHED BUSINESS**
 - Update on repairing the holes: holes have been filled by Board member Turner's contractor.
 - Update on trail clearing: the beach access trail has been cleared.
 - Update on trail repair/maintenance: HOA found a contractor who can help with the repair and improvement of the beach access trail. Since the trail is on the slope, on shifting soil, it requires maintenance every year. Board member Farkas is taking the lead on the project and will be working with the contractor and will be overseeing the contractor's work. The estimated cost of the repairs and improvements: estimate for labor: \$2,700; estimate for materials: \$1,500. The same contractor will also install the signs at North Drive and the beach access trail. Duly moved and seconded, the Board unanimously approved moving forward with the repair/improvement of the beach access trail.
 - Parking at the entrance of Oceanside East Drive next to the mailboxes: the Board received an e-mail from one of the HOA members who had concerns about members stopping their cars at the mailboxes when checking their mail. The Declaration does allow for short term parking on Oceanside East Drive. The Board was not aware of any accidents reported to date. Banning all parking in that area would negatively impact at least one member (the owner of the lot on the corner, as their visitors/guests could no longer park along the side of their house on Oceanside East Drive). The Board took no action at this time.
 - Long-term parking on Oceanside East Drive: two out of the four occupants are moving our September 1st. Cleaning out the garage so two cars could be parked in the garage and two on the driveway would solve the problem. The owner of the lot attended the meeting and stated that she will talk to the tenants.
 - CPA firm services (options, costs): \$340 for tax returns only, \$700 for tax return and the basic reports. Duly moved and seconded, the Board voted unanimously to ask the CPA firm to prepare and file the 2020 tax return for \$340.
 - Bluff lots and legal counsel for the Association: the bluff lots at the end of North Drive and South Drive went up for sale this year. The title company and real estate agents contacted the Board and requested information. There was lack of clarity concerning the status of the bluff lots, their obligations, and the HOA's obligations. Because significant interests were involved, the Board decided to seek legal advice to ensure that it protects the interests of the HOA. The attorney from a firm that specializes in representing HOAs opined that the bluff lots are indeed not part of the Association/subdivision, and that they are only subject to certain provisions of the Declaration/CC&Rs that explicitly reference them (for example, the provisions that provide an access easement to these lots over the private drives owned by the HOA, HOA cannot block or encumber these lot owners from using the private drives, and these lots shall be granted unencumbered access to the private drives and the beach access trail without any costs or assessment charges). The Board was concerned about continued access to the beach access trail to all HOA members since the trail heads off North Drive and South Drive are located on these bluff lots. The attorney opined that Association members can continue to use the beach access trail, including the trailheads that are located on these bluff lots.
 - Board's authority to levy fines for violations of the governing. While the HOA has been levying \$100 fines for violations, the HOA has no record of a schedule of fines ever adopted by the HOA, no policy/rule on fines. The HOA attorney

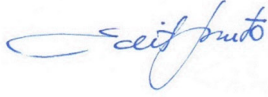
quoted approximately \$750 to help the HOA develop a policy on fines. Duly moved and seconded, the Board voted unanimously to ask the attorney to help the HOA develop a policy on fines.

- **NEXT MEETING DATE**

- A. The next Board of Directors' meeting was set for August 5, 2021 at 6:00 p.m. via Zoom.

- **ADJOURN**

- B. The Board meeting adjourned at 7:04 p.m.



Edit Szanto, Secretary

08/05/2021

Date