



**Oceanside Estates Homeowners Association
Minutes of Board of Directors Meeting
10/28/2021**

Minutes of the Board of Directors' meeting of the Oceanside Homeowners Association, Brookings, OR, held at 6:00 p.m. on October 28, 2021.

1. CALL TO ORDER

Board President Jim Turner presided over the meeting and called the meeting to order at 6:02 p.m.

2. ROLL CALL

Board members present:

- Board member Jim Turner
- Board member Edit Szanto

Some 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 accepted as submitted.

5. APPROVAL OF MINUTES

- Board approved the October 7, 2021, Board of Directors' meeting minutes.

• NEW BUSINESS

- The Board formally accepted Board member Tibor Farkas's resignation from the HOA Board, from his Treasurer position, and from the HOA Design Review Committee.
- The Board filled the vacancy on the Board by appointing Mr. Jeff Jacobs to the Board.
- The Board elected Board member Jacobs as Treasurer.
- The Board filled the vacancy on the Design Review Committee by appointing Mr. Jeff Jacobs to the Committee.

• UNFINISHED BUSINESS

- HOA policy on fines: the HOA hired an attorney to draft a fines policy/resolution which was e-mailed out to HOA members prior to the meeting. No participating members had comments on the policy, and there were no written comments submitted. The Board unanimously approved the fines policy/resolution.
- Update on the sinkhole on Oceanside East Drive: The Board asked for legal advice on who pays for what, special assessments, and voting on special assessments. Currently the HOA has a reserve account for the beach access trail, but there are no reserve accounts for the private streets. The Board discussed setting up a reserve account for Oceanside East Drive and one for North Drive and South Drive. The Board contacted the City to inquire about the possibility of dedicating the private streets to the public/City. City staff was not receptive to the

idea. When explained that the issues are around the manholes that have City utilities in them, they expressed no desire to share in the cost of repair. They did ask that if the HOA intends to do some repair around the manholes or around public utilities, that we run our plans by the City first before we begin work. The Board discussed the possibility of figuring out what caused the sink holes and based on those findings to go back to the City and see if they would at least share in the cost of repair, if it is found that public utilities or their maintenance contributed to the development of sink holes.

- **INFORMATION ITEM**

- The real estate agent/broker of one of the members whose lot is for sale contacted the Board to inquire about the possibility of short term vacation rental as several potential buyers have asked, and she wanted to know whether the 90-day minimum on leases is likely to change. A petition for amendment of the Declaration has not been brought forward by members or the Board, but it would require 90% or more vote, which is very unlikely to pass. Members who are selling their lots or who are thinking about selling their lots may be in favor as it could likely bring a higher sale price, but the feeling was that the majority of the lot owners would not support such an amendment.

- **OPEN FORUM**

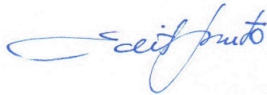
- No public comments.

- **NEXT MEETING DATE**

- A. The next Board of Directors' meeting was set for November 9, 2021, at 6:00 p.m. via Zoom.

- **ADJOURN**

- B. The Board meeting adjourned at 6:23 p.m.



Edit Szanto, Secretary

10/28/2021

Date