



**Oceanside Estates Homeowners Association
Minutes of Board of Directors Meeting
10/07/2021**

Minutes of the Board of Directors' meeting of the Oceanside Homeowners Association, Brookings, OR, held at 6:00 p.m. on October 7, 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 accepted as submitted.

5. APPROVAL OF MINUTES

- Board approved the August 5, 2021, Board of Directors' meeting minutes.

6. COMMITTEE REPORTS

- Treasurer's Report (for August and September 2021):

During the month of August and September, there were no deposits and no expenses.

Ending balances as of September 30, 2021:

-Association Checking: \$ 4,127.54

-Business Ownership: \$ 132.40

-Business Savings: \$ 17,092.62

Total Accounts: \$ 21,352.56

- Duly moved and seconded, the Treasurer's Report was accepted by unanimous vote.

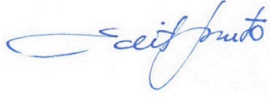
• UNFINISHED BUSINESS

- Private Drive/No Parking sign on Oceanside East Drive has been installed.
- No Parking (Emergency Vehicle Turnaround Only) sign on North Drive installed.
- Update on long-term parking violation on Oceanside East Drive: another e-mail was sent out to the lot owner. Tenants stopped parking in violation of the rules on

East Oceanside Drive. They now park their vehicles next to Dawson Road on the side of empty lot that is not part of the subdivision. It appears that this issue has been resolved.

- Update on HOA policy on fines: the HOA does not have a policy on fines. Board member Szanto looked at sample fines policies, and she recommended that the Board hire an Oregon-licensed HOA attorney to draft the fines policy/resolution. An HOA attorney gave a \$525 estimate for drafting a fines resolution. Duly moved and seconded, the Board unanimously voted to hire the attorney to draft the fines resolution.
- Design Review Committee report:
 - Approved site plan and landscaping plan for Lot 5.
 - Approved garage door replacement on Lot 1.
 - Approved preliminary proposal for tree removal on Lot 2.
 - Approved standards of maintenance and standards of landscaping maintenance.
- Update on the sinkhole on Oceanside East Drive: Board member Turner contacted McLennan Excavation and for fixing the area around the five manhole covers they quoted \$11,045.96. The concern is that unless we take care of the issue now, it will continue to get worse. Board member Farkas pointed out that the bid for the manhole repairs could be a lot more than what was quoted, depending on what they find when they open them up. The initial thought was that it would be the 20 lots along Oceanside East Drive who would share the cost, and it would be a special assessment of \$552.30 per lot. According to the Declaration, all the lots East of Dawson Road are responsible for the assessments for the maintenance and replacement of Oceanside East Drive. That includes the lots along the East side of Dawson Road, lots that do not use Oceanside East Drive. Currently, the HOA has only one reserve account, and the monies deposited in that reserve account came from annual assessments paid by all lot owners. The Board discussed creating three reserve accounts: one for expenses shared by all lots (such as the maintenance of the trail), one for expenses shared by East side lots (Oceanside East Drive), and one for expenses shared by West side lots (North Drive and South Drive) and start building up reserves so when there's a big expense, it would not be such a big hit. The Board discussed securing legal advice on special assessments to clarify who pays for what, and who votes on special assessments that only involve East side or West side lots (all lot owners or only the lot owners who will be paying the special assessment?). The Board agreed to hire an attorney to clarify whether maintenance of private drives is through special assessments, which lots should pay for which drives, and who votes on them? The Board approved hiring the attorney to clarify who pays for the sinkhole repairs and who votes on it. The Board put a preliminary cap of \$750 for that service.
- Garcia's Lawn Care agreed to maintain the trail and the signs for \$200. There was a question whether the trail needed clearing at this time of the year. Board member Farkas offered that he and Board member Turner could cut back the ivy on the North wall at the intersection of Dawson and Oceanside East Drive, as he has the necessary equipment.
- **OPEN FORUM**
 - One member asked whether the Board considered talking to an attorney about any responsibility the City of Brookings might have for fixing the sinkholes considering the easements the City has and the public utilities that run under the street. The Board also discussed approaching the City to explore the possibility of dedicating the private streets to the public/City.
 - The question was raised whether all lot owners should pay for maintenance of East Oceanside Drive. According to the 1996 amendment to the Declaration, the East side lots pay for maintenance of East Oceanside Drive.

- One member asked whether Treasurer Farkas can send out the bank statements every month. Board member Farkas said that he'll send it over, and we can send them out via the HOA email.
- **NEXT MEETING DATE**
 - A. The next Board of Directors' meeting was set for November 4, 2021, at 6:00 p.m. via Zoom.
- **ADJOURN**
 - B. The Board meeting adjourned at 6:36 p.m.



Edit Szanto, Secretary

10/28/2021
Date