

Shamrock Pines Annual Homeowners Meeting
August 22, 2009

The meeting was called to order by President Russell Solt at 1:00 in the Gearhart town Hall.

Present: John McLoughlin, Forrest and Pam Koch, Stan and Darby Gott, Donna Sunell, Karen and Matt Shields, Tim Williams, Marty and Jean Gill, Pat McDonald, Russell Solt, Earl and Alice Philpott, Frank and Fran Jimenez.

With a quorum present, the minutes of last years homeowner's meeting, which had been sent to each homeowner, was accepted as read.

Treasurers Report: the full report was sent to all homeowners,

Balance in checking account...\$5513.65

Balance in CD.....\$5125.76

The cost of eventually replacing the fence around the butterfly field will be at least \$10,000.

There is one homeowner in arrears of paying the homeowner dues. Two letters have been sent as reminders as well as informing him a penalty of \$25.00 will be added each quarter until the dues are paid. He has also been cautioned that the homeowner's assoc. will place a lien on his home, per the CCR's, if this bill is not paid. A discussion was held regarding the amount of time he should be given before the lien is levied, Tim Williams moved the lien be enforced now as the homeowner has been given ample notice. It was unanimously passed. Our attorney Blair Henningsgaard will send the letter informing him of the lien and the homeowner will pay the legal fees.

Architectural Committee:

Forrest Koch said 3 requests were submitted and approved. He reminded everyone to submit plans before starting any project. The new Shamrock Pines sign has been installed and landscaped at the south entrance to the property, John McLoughlin is watering the plants.

President's Report:

Fraser Property...several homeowners went to a meeting with the county, and 3 spoke on record regarding the proposed development. Our main concern is Fraser's desire to extend Pine Ridge Dr. from Shamrock Pines through the Frasier property. The mayor of City of Gearhart has written a letter to the County Commissioners stating the city does not want the extension, however it appears the County Transportation Dept. wants the road to go through. We have teamed up with Ocean Shores who is paying the legal fees, the State of Oregon (DLCD) is also against the development as it applies to Proposition 49. Unfortunately the Appellate Commissioner of Oregon has ruled that DLCD does not have the authority to challenge vested rights and Fraser has filed a motion to dismiss DLCD from the case. At this time the County Commissioners have given Fraser an ok for 30 houses on his property.

A question was raised about installing speed bumps on Pine Ridge. The state requires the roads around the butterfly habitat be posted with 20mph signs as well as speed bumps. Marty Gill spoke to Dennis McNally, Gearhart City Manager, Dennis said the city was not in favor of speed bumps.

During the ensuing discussion several points were raised:

Who will pay for upgrading Pine Ridge should it be extended.

The impact on the homeowners on Pine Ridge, the children, and wear and tear of the road.

The Frasers and their attorneys are inflexible, plus Fraser appears to have unlimited funds to use to achieve his goals.

A question was raised about a possible stop light at Hwy 101 and Del Ray Beach Road.

There was a question about the pending new fire station north on Hwy 101 and how far south it will cover.

The need to explore the cost of installing speed bumps, as well as clearance from the city.

Originally we had our own council to look into Fraser's Proposition 49 variance, however our chances with the county are questionable, and it could get very expensive. We were fortunate to join with Ocean Shores and their lawyers. The general consensus of those present was that the HOA needs to keep a close watch on the situation as it develops.

New Business:

Forrest Koch mentioned that some County Assessors came to his home and asked a myriad of questions, it seems the property values in Shamrock Pines have not decreased as much as the area as a whole.

New board members were elected for 3 year terms: Frank Jimenez and Pat McDonald.

Tim Williams asked if a committee should be formed to reassess and update the CCRs. The original developers are mentioned in several places and they should no longer be included in the CCRs.

The meeting was adjourned.

Pat McDonald
Secretary pro tem