

Minutes of the Annual Shamrock Pines Homeowners Association
August 24, 2008

Present: Doug and Laurie Dougherty, Forrest Koch, Mike and Debby Brands, John and Jo Banta, Alice and Earl Philpott, Kevin and Sally LaCoste, Don and Stephanie Wickersham, Stanley and Darby Gott, Dennis and Donna Sunnel, Matt Shields, Chuck Mattocks, Tim Williams, Harold and Janet Walton, William Sexton, Marty Gill, Tina Cook, Sheila and George Coleman.

Ten homeowners submitted a proxy.

Meeting was called to order by President Mike Brands at 2:00 p.m.

Minutes from the previous meeting were sent out for homeowners to review. Earl Philpott moved the minutes be accepted as read. MSC

The Treasurer's Report was presented by Mike Brands (see attached). Highlights of the report include the Board's decision to establish a reserve fund of \$10,000 for unforeseen expenses or legal fees. Through careful budgeting, the Treasurer was able to begin the fund with a c.d. of \$5,000. The Board has also proposed a change in the budget fiscal year to begin with the calendar year, in order to more closely align with revenues. HOA dues will stay \$200 for the year. It was MSC to accept the report.

Reports:

Architectural Committee Review

Forrest Koch reported that there had been eight requests for changes submitted this year and all had been approved by the committee. He also asked that everyone please submit requests for approval prior to beginning work. Marty Gill's term as a member of the architectural committee is ending this year. Duane Tucker has submitted his resignation from the committee. One new member will be elected to replace Marty Gill. The board will appoint a replacement for Duane Tucker's remaining term.

Garage Sale

Mike Brands reported that there had been a favorable response to the neighborhood garage sale with nine homes involved. Homeowners may have garage sales at any time, two garage sales per year are allowed and a city permit is needed.

Garden Tour

Debbie Brands reported on this year's garden tour which raised \$735 for the Gearhart Eagle Readers Program. This provides a year's worth of books and supplies for the program. All of the volunteers, and neighbors were thanked for their donations and for opening their gardens.

Fraser Property Appeal

Laurie Dougherty reported on the proposed "Scotts Glen" proposed 52-lot subdivision at the north end of Pine Ridge Drive. Their Measure 49 Claim of vested rights was denied by the county. They have appealed the decision and there will be a hearing on their vested rights petition on September 8, 2008 at 9:00 a.m. The HOA is requesting that as many homeowners as possible attend the meeting to share their concerns with the County Commissioners about the effects an additional subdivision would have on the existing neighborhoods in the area.

President's Report

President Mike Brands used the adjective "neighborly" to describe Shamrock Pines, citing the way neighbors pitched in to help after the storm, the HOA garage sale, Garden Tour, our annual picnic, and friendly walks around the neighborhood.

He noted that because one of the Board positions filled last year was for a one – year term to fill the vacancy left by Jack Rutz, we will be electing another Board member. Forrest Koch has agreed to run for an additional three-year term.

New Business:

In new business Forrest Koch was elected to a three-year term on the SHOA Board of Directors. Leanne Rutz was elected for a three-year term on the Architectural Committee.

In other business Kevin LaCoste requested that the Board authorize skunk removal again this year. Marty Gill asked whom to contact regarding street lights and other repairs requiring Board action. Homeowners may contact any Board member with these requests.

There was also discussion of recommendations for individual homeowner repairs. It was suggested that information like this be included in future newsletters similar to the item, after last year's storm, about generators.

Donna Sunell brought up some coyote sightings as well as young people going door to door, soliciting work in the neighborhood. General discussion focused on the benefits of watching out for our neighborhood. It was suggested that Gearhart police be notified about coyotes and unusual door to door solicitations.

The next Board Meeting will be October 16 at 7:00 p.m. at Russell Solt's office.

The meeting was adjourned at 3:00 p.m.