

August 28, 2010

The Annual Meeting of Shamrock Pines Homeowner Assoc. was called to order by President Russell Solt. 16 households were represented and there were 6 proxies.

The minutes of last years Annual meeting had been sent to the homeowners and were approved.

The Treasurer's Report for 2009-2010 was also sent to the homeowners, final copies were provided at the meeting.

Architectural Committee Report:

Stan Gott explained the mowing of the vacant lots and the approval of Leanne Rutz's fence.

Frasier Property:

We are awaiting for the case to be heard on Appeal. There is no way to know when that may be, however we are working in conjunction with Ocean Shores Conservancy who is handling the legal fees. There are several similar cases awaiting appeal, and when the first one is settled all the others will be similarly affected.

A question about traffic if we lose the appeal was raised. The county has agreed to 30 lots on the Frasier property, should this be raised to 32 or more lots the county wants to take Pine Ridge Dr. through to Highlands Rd. The City of Gearhart has said this will not happen, however the concern remains that the county could invoke eminent domain and take the land. There was a question about the HOA buying the property in question, however the city has said it will not sell it, and the eminent domain process could still be exercised. The board will continue to monitor the situation.

CC&R's:

Stan Gott and Tim Williams reviewed the documents and found there were no changes needed. The control of the butterfly habitat by the developers elapsed after 10 years.

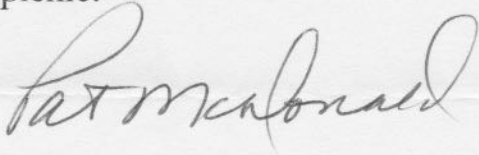
Raccoons and opossums:

The Brands had an infestation of Raccoons that were going through the neighborhood. A trapper was hired to rid the area of the animals, and all were reminded not to feed them.

Russell Solt and Laurie Dougherty were retired from the board, John McLoughlin and Stan Gott were elected to replace them.

Marty Gill suggested the Architectural Committee be dissolved and the responsibilities taken by the board of directors. Rather than change the BY-Laws and CC&R's, which can be a lengthy process, it was suggested the change be made informally and the suggestion was accepted.

The meeting was adjourned, to be followed at 3pm by the neighborhood picnic.

A handwritten signature in cursive script, appearing to read "Pat McDonald". The signature is written in dark ink and is positioned above the typed name.

Pat McDonald
Secretary pro tem