

SHAMROCK PINES HOMEOWNERS ASSOCIATION
Annual Homeowners Meeting
September 2, 2006

The meeting was opened by President Tim Williams at 11:00am with a quorum of homeowners present. Tim introduced the Board of Directors.

Tom Wilcox of the Gearhart Volunteer Fire Department spoke on the need for a new combination fire house/police station/city hall. The measure to erect the building will be on the ballot in November. He elaborated on the cost of the project, and specified that the cost of improvement needed to bring the old structure into compliance would be extensive thus the need for a new building. He answered questions from the homeowners, and showed diagrams of the proposed project.

Tim Williams gave an overview of the Gearhart Homeowners Assoc.

1. Everyone living in Gearhart is eligible to join.
2. The organization works for the betterment of the city i.e: the 4th of July parade and picnic, planter boxes downtown, benches at the beach, etc.
3. The dues are \$20.00 a year which includes a Newsletter.

The minutes of the last Annual Meeting, September 3, 2005, were read and approved.

New homeowners were introduced: Earl and Alice Philpot and Nancy Daggatt. Homes under construction: lot#1 John and Diana McLaughlin and lot#24 Russell and Sue Solt.

Report of the President:

1. The Homeowners Web Page is completed and available to be accessed. If anyone desires to share Emails a sign-up is available.
2. The amendment to the CC&R's is complete and sent to our attorney for compliance. For the voting, the Board personally canvassed the neighborhood, and 75% of the homeowners voted for the amendment. The president and secretary will record it with the county. Tim detailed the amendment to the membership.

3. **Tim suggested the By-Laws be rewritten to remove the names of original developers from the By-Laws, as well as to make them easier to read.**
4. **A penalty schedule will be enforced for repeated infractions of the CC&R's**
5. **The Shamrock Pines sign was erected at the Shamrock Rd. entrance.**
6. **There were 2 trees removed from tracts A and B that were in danger of falling. The Homeowners Assoc owns the tracts and must maintain the property.**
7. **The Garden Tour was a huge success. \$1,200.00 was raised for the Gearhart School. Debbie Brands offered to plan the next tour.**
8. **The Board will donate \$100.00 in memory of Kathleen Williams and Mike McDonald.**
9. **The membership roster will be updated as necessary, Emails can be added if desired.**

Architectural Committee:

This committee is free standing and is to cover the construction and modification of property. The board handles the enforcement of the rules and regulations. As per the CC&R's this committee will be elected by the homeowners, the board will fill any vacancy. If a homeowner's request to the committee is denied, the homeowner can ask for a special meeting with the board. The committee serves a three year term.

Committee members are:

1. **Jack Rutz- 2008**
2. **Duane Tucker- 2007**
3. **Marty Gill- 2006**

Projects handled this year were: 2 fences, a rock wall, 2 landscape plans, an awning, 1 home construction, 2 garden sheds, and approval of extension for completion of home construction.

The committee will contact new homeowners before house plans, landscaping, fencing, etc. are in progress in hopes to better communication as to the need to follow the CC&R's. The committee will also use the Web Page.

Treasurer's Report

Jack Rutz passed out the budget, and suggested the yearly assessment remain at \$200. The motion to accept the budget and assessment was approved.

A suggestion was made to change the date of the Annual Meeting to a date later in September. The By-Laws state the meeting is to be held Labor Day weekend. A motion was made to hold the meeting later in September, following a second and discussion the motion passed.

Nomination for Board positions 1 and 2:

Mike Brands and Kevin LaCoste were elected to serve on the Board.

Nominations for Architectural Committee:

Forest Koch was elected to serve on the committee.

A suggestion was made to lengthen the term of the Association President, following discussion the change will not be made.

The meeting was closed at 12:15pm, to be followed by the neighborhood picnic at 3:00.

**Pat McDonald
Secretary**