

Shamrock Pines HOA

Annual Meeting

September 6, 2014

The meeting was called to order at 1 P.M. by President Stanley Gott. It was determined by the homeowner attendance and assigned proxies that a quorum was present in order to conduct HOA business.

1. Minutes: The minutes of last year's meeting were approved
2. Treasurer's Report: Nyssa Roberts provided a copy of the treasurer's report.
3. Architectural Report: Dale and Janelle Williams had submitted a request to the committee for fencing changes. Those changes had been approved by the architectural committee.
4. President's Report: We have a new home owner, Linda Johnson. Linda purchased Lot 18, which was previously owned by Delores McLaughlin. Linda resides currently in Tucson, Arizona but is making plans to move to Shamrock Pines.

It appears that the vacant lots have been maintained regularly this year. The service which maintains the entrance to Shamrock Pines and the butterfly habitat is also being utilized by the majority of the lot owners. There were several pine trees removed from the entrance this year as well as a removal of the blackberries which had taken over much of the entrance off of Highway 101.

The new sign located on the split rail fence speaking to dog issues seems to be having an impact. A reminder to all that in order to maintain Shamrock Pines, all pet owners as well as guests, are to responsibly pick up after their pets.

5. Association Dues: The board believes the association dues, which are \$200.00 per year should be maintained. Upcoming expenditures could be, Possible legal fees regarding Fraser property and high density requests, Replacement of the butterfly habitat fence, and Replacement of the street lights with new LED fixtures.
6. Discussion continued about the possible Fraser property Issues. Regarding proposition #37 and proposition #49. It is suggested that each homeowner review these proposition in regards to how the Fraser property question would impact current Shamrock Pines owners. A few of the issues we would face would be a., current driveways on the East side of Shamrock Pines would have to be removed and approaches changed., b., a

through road on Pine Ridge would increase traffic tremendously., c., the decrease in home valuations in Shamrock Pines with high density housing within blocks.

7. Several home owners voiced possible actions and those who were active with the first Fraser development were encouraged to lend insight to the board as to what strengths we have as an association and what steps have already been researched and utilized.
8. Encouragement of maintaining and enforcing current CC&R's. It is the board's position that the CC&R's are only as good as the enforcement and would appreciate the members complying with all CC&R's, which almost all do, without question.
9. New Officers: Chuck Mattocks is leaving the board after his 3 year term has expired. We thank Chuck for his years of service to Shamrock Pines. John Banta has agreed to serve on the board. John Banta was voted in as a new board member.
10. New Business: Dog attack. Discussion commenced on the dog attack which occurred between Alice Philpott's dog and Dr. Holly Barker's dogs. Each homeowner was allotted time to respond to the issues. Comments were heard from other Shamrock Pines owners. Stan Gott explained the steps the board had taken to research the complaint including but not limited to: seeking city input from Gearhart, Warrenton animal control, veterinarian's comments, legal counsel sought, and Oregon state statutes. This issue is fluid and has not yet been resolved.
11. Call for adjournment. Please join us at Nancy William's home for our annual neighborhood pot luck, suggested time within ½ hour.

Respectfully submitted,

Sharon Meisenburg, Secretary