

Shamrock Pines HOA
2013 Annual Meeting
September 7, 2013

The meeting was called to order at 1PM by President John McLoughlin. It was determined by 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:** We currently have approximately \$15,300 in checking and \$5,200 in a certificate of deposit.
3. **Architectural Report:**
 - 1) Duane Tucker presented architect plans to build a green (hot) house on his property. The plans were approved.
 - 2) Holly Barker submitted plans for a new fence and they were approved.
4. **President's Report:**

New homeowner's: John introduced the new homeowners: Holly Barker, Bob & Sharon Meisenburg. Also new homeowner Doug Whitehead was introduced since he missed last year's meeting.

Street Lights: The northerly street light on Pine Ridge Drive has been a problem light for the last year. It was fixed but soon malfunctioned. The electrician has been contacted to repair it.

Annual HOA Dues: It was pointed out that we do have future potential large cash needs to cover replacement of the fence surrounding the butterfly habitat, major repairs to the street lights and contingency legal fee needs depending the development plans for the Fraser property at the north end of our development. Therefore, the board has determined to keep the dues at the current level of \$200 annually.

Property Maintenance: The HOA has a contract with Steve Poe to maintain the butterfly habitat and entryway on Shamrock road. As in prior years, the butterfly habitat was mowed four times and the Shamrock road entry and the road side area around the butterfly habitat mowed monthly from April to October.

Other maintenance - Visibility: A number of homeowners noted poor visibility at the corner of Shamrock Road and Pine Ridge Drive due to planted tall grass. John will discuss this matter with the property owner.

Other Maintenance – noxious weeds and tree trimming: John reiterated that all homeowners are responsible to control all noxious weeds but particularly Scotch Broom and Blackberry vines. Also, annual thinning and pruning is recommended for all trees.

Traffic issues: A number of homeowners complained of speeding traffic on Pine Ridge Drive. Stanley Gott said he would discuss the matter with Jim Waddell, reserve policeman for the Gearhart Police Department.

Skunk Fund: The HOA does not have a specific fund for skunk removal. However, in general the HOA will pay for the removal of skunks since they are detrimental to all homeowners. On the other hand, moles are a homeowner's responsibility.

5. **Election of New Directors:** Two directors completed their three years on the board – John McLoughlin and Stanley Gott.

New directors elected: Stanley Gott and new homeowner Sharon Meisenburg for three year terms.

6. **New business:** None

There being no further business, the meeting was adjourned and all were invited to reconvene at the McLoughlin home for the annual picnic.

Respectfully submitted:

Stanley Gott, Secretary

Shamrock Pines Homeowner's Association
Memorandum concerning CC&R's
August 2013

This is a communication to all homeowner's concerning your responsibilities under the *DECLARATION OF DEED RESTRICTIONS AND DEDICATIONS* (commonly referred to as CC&R's) that you agreed to upon purchase of your property in the Shamrock Pines development. The CC&R's cover just about everything related to the construction and use of your property including the type of structure, landscaping, rental, pets, number of parked cars, garbage cans to mention just a few. These restrictions are not meant to penalize anybody in how they use their property but the restrictions are there to protect your neighbors enjoyment of their property should you choose to ignore the rules.

Virtually every homeowner is complying with the CC&R's however the board has noted some troubling areas for concern.

- RV's and trailers parked for over 72 hours.
- Landscaping, specifically, the "natural look" (i.e., beach grass) encouraged in our CC&R's still requires maintenance to remove weeds, dandelions, and of particular concern black berry vines and scotch broom.
- Some trees particularly pines appear to be growing out of control and should be trimmed.
- Some fences are in need of repair.

Your board of directors takes seriously compliance with the CC&R's. It is every homeowner's responsibility to become familiar with and respect the letter and spirit of the CC&R's. The association's by-laws contain remedies for noncompliance with the CC&R's and, thankfully, it has been unnecessary for the board to consider any action of this nature.

Please contact your board of directors if you have specific questions about the CC&R's.

The Board