

Sharon

**SHAMROCK PINES HOA
ANNUAL MEETING
SEPTEMBER 12, 2015**

1. Call to Order
2. Acknowledgement and recording of Proxies
3. Approval of Prior Year's Minutes
(Copy to be provided at meeting)
4. Treasurer's Report
By Nissa Roberts
5. Architectural Report
6. President's Report
 - a. New owners –
 - a. Lot 15 Richard and Sandy Adams
 - b. Lot 37 Gary Lewin and Lynn Novak
 - c. Lot 24 TJ and Heather McDonald
 - b. Other changes of note
 - a. Lot 18. Linda Johnson purchased the home last year and has been renting it. She plans to occupy around March 2016.
 - b. Lot 23 Joy Merkley. Joy has passed away. The house is apparently substantially "under water" and Joy's children moved out leaving the house currently vacant. The house has or will be foreclosed on. We are having difficulty determining the entity holding the debt.
 - c. Property for sale
 - a. Four homes for sale
 - b. One lot for sale

- d. Maintenance of Association Property and Vacant Lots
 - a. We continue to contract with Steve Poe to maintain the association's property. We are having the area around the butterfly habitat and the Shamrock Road entrance mowed on a monthly basis from April through October. The butterfly habitat normally is mowed four times a year.
 - b. Steve Poe is mowing the vacant lots. He is billing the lot owners for the service.
 - c. You hopefully noticed the refurbishment on Shamrock Road. A number of pine trees were removed and the remaining trees thinned and trimmed. Also, a tremendous amount of black berry vines and other growth were removed.
- e. Street Lights
 - a. We continue to contract with Borland Electric for street light maintenance and replacements.
 - b. Also Borland will be making future light replacements with LED lamps. The LED lamps are initially more expensive but are expected to have a much longer useful life.
- f. Fraser Property.
 - a. This past year Fraser made an attempt to be annexed into the city of Gearhart. This would have effectively allowed him to develop 10,000sqft lot.
 - b. Your board with attorney assistance made a case against annexation to the planning commission and full city council. The result was that Fraser's annexation request was denied.
 - c. As you all know, our major issue is the possibility that a future transportation plan could include an extension of Pine Ridge Drive into the new development. For now, we have appeared to have abated that risk.
 - d. This past year Stanley Gott found two quitclaim deeds that had not been previously recorded that transfer the roads from the developer to the HOA. We are now showing as the owners of the roads on the county records. This fact should be a positive factor should there be a future attempt to extend Pine Ridge Drive.

e. Does anybody have other thoughts?

g. Association Dues

- a. As you know, our annual homeowners dues are \$200 per year. All lot dues have been paid for calendar 2014.
- b. The board believes the dues should remain the same for the coming year for the following reasons:
 - i. Possible additional legal costs related to the Fraser property should he try to develop the property with a high home density.
 - ii. Replacement of the Butterfly Habitat fence.
 - iii. Replacement of the street lights with new LED fixtures
 - iv. Other unknowns

f. Encouraging compliance with our Association's CC&R.

- i. We all agreed to CC&R's when we purchased in Shamrock Pines
- ii. Some purchased in Shamrock Pines because there were CC&R's.
- iii. Your board is vigilant in enforcing the CC&R's. There been no actions this year to encourage compliance.
- iv. As we become a more mature neighborhood, it may be even more important to ensure compliance with the CC&R's as it relates to landscaping, fence repair and general maintenance.
- v. Do you all agree or of like mind that the Board should vigorously enforce the CC&R's including imposing penalties and other legal action should it become necessary? This is a board responsibility but one that is difficult because we're dealing with our neighbors and we want to be neighborly. What do you think??

7. Election of New Officer

- i. Two board members are completing his 3-year board assignment.
- ii. We thank Marty Gill and Nissa Roberts for his service during the past three years.
- iii. We have two homeowners agreeing to serve on the board.
Marty Gill and Nissa Roberts
- iv. Do we have other nominations?
- v. Vote
- vi. Stanley Gott will assume the role of president after the annual meeting.
Thank you Stan.
- vii. Nissa Roberts will continue as treasurer and Sharon Meisenburg as secretary. I will be a plane old director but very active.

8. New Business

- i. Any new business.

9. Call for Adjournment

- i. Please join us for the barbeque at Nancy William's home. Let's say around 2:30 to 3:00.