



Annual Shamrock Pines Homeowners Assn. meeting  
October 16th, 2004



President Chuck Mattocks called the meeting to order at 11:05am. He read the minutes from the 2003 meeting. Bill Sexton moved to approve the minutes as read and Kathy Williams seconded. Approval was unanimous.

The current Board members were introduced. Chuck Mattocks serving as President, Robin Golubickas serving as Treasure, Pat McDonald (absent) serving as Secretary, Marty Gill and Tim Williams.

W. Louis Larson, attorney at law was introduced as the Shamrock Pines HOA retained attorney.

Special Thank-you's were acknowledged to Karen Shields for putting together the newsletter and organizing the BBQ, past president Duane Tucker for his continuing support to the current Board, John and Delores McLaughlin for the use of their driveway for our annual BBQ picnic.

Treasures report was given. See attached financial spreadsheet. The board recommended that the dues remain \$200.00 per year per lot. The skunk fund had a carry over balance of \$510.00 which was over one half of what was collected so it was recommended that this amount be carried over and the assessment not be continued in the coming year. Discussion of the skunk fund resulted in a consensus that money not be limited to skunks but to also be available to deal with other nuisance animals that impact the entire association. Duane Tucker agreed to continue on as the "skunk coordinator". Bill Sexton moved to accept the Board's recommendation. The motion was seconded by Scott Merkey. Approval was unanimous.

The Board gave a report of their activities from the past year. See attached year-end summary.

Individual homeowners questions were taken and answered as best as possible by the Board.

There was a discussion about the street lights. It was noted that Duane Tucker, acting on behalf of the HOA, had a meeting a representative of the City of Gearhart in May and it was agreed that the City would take over the power billings to these lights. The final power bill for the HOA was paid in June. This will result in an annual savings of approximately \$1,200.00. The HOA remains responsible for the maintenance of the lights and poles.

Mr. Larson clarified some of our deed restrictions (CC&R's). He noted that it is important for the upcoming board to uphold and enforce these CC&R's to continue to protect our investments. Lou provided legal advice that all architect committee approvals should also

be filed with the County. Doing so would protect the current and future homeowners rights as well as protecting the HOA from the potential of large legal fee's to settle future disputes. Currently, it costs \$26.00 to file with the County. It is likely that this cost will be pasted on to the homeowner seeking approval in the future.

Kathy William's asked if anyone had a report on the Neacoxie creek issues. The board had no official report but indicated representatives had attended a public meeting concerning the creek. Tim William's reported that he had taken a field trip with the Neacoxie creek committee and that the creek issues were an on going problem. It was noted that there is a committee that people can join that works on concerns for the creek. This committee meets the first Tuesday of the month at 5:00 PM at the Gearhart City hall.

Several people commented on the "open space" concerning the butterfly habitat. some of the comments included: willingness to volunteer to plant vegetation; acknowledgment that a Fish and Wildlife plan would have to be followed and its potential expense is unknown; it was noted that the HOA pays taxes on the tract but does not own it (\$39.99 for 2003/2004); and that if the Silverspot Butterfly is ever de-listed in our county the developer will have the right to use the tract. It appears that the Board needs to more thoroughly investigate our rights and responsibilities in maintaining this area.

Our bylaws were discussed and the President explained that in order to comply with the bylaws the board needed to have seven Board members. Directors positions numbers 1 & 2 would be one year terms, positions 3 & 4 would be two year terms and numbers 5, 6 & 7 would be three years. After that new year positions would be three year terms. It was noted that seven seemed like a lot with the development amounting to only 41 homes/lots and 2 tracts. It seemed more effective to reduce this number to five board members. However, to do this would require an amendment to the bylaws by the new board. The floor was then opened for nominations. This was a somewhat unwieldy process with varying positions and years so it was agreed to just nominate seven and let the new board sort out the positions. Since it was determined that exactly seven were willing to run the nominations were consolidated into all seven being nominated by Karen Shields. Karen nominated Marty Gill, Tim Williams, Pat McDonald, Robin Golubickas, Duane Tucker, Tom Autzen and Bill Sexton. Seconded by Gerry Tucker. All were unanimously elected.

Meeting adjourned at 12:15 PM.

Respectfully submitted, Robin Golubickas, Treasurer  
Shamrock Pines Homeowners Association

Notes of  
Shamrock Pines Year-end Summary  
Given at  
October 2004 Meeting

October

A letter was mailed to all owners with information about officers, dues, and the skunk fund.

November

Paid Charlton balance owed.  
Assessed Charlton \$220 for tract D and E dues.  
Replaced street light.

November 15<sup>th</sup>

Approved house plans lot 29.  
Discussed owners' complaints.  
Investigated form letters used at Shoreline Estates.  
Discussed entrance sign. Realized there were expenses not originally expected. Sign action was tabled. Board discussed the prudence of taking a year to see if the budget was adequate.

December

Replaced street light.

January

Replaced street light.

February 2nd

A letter was sent to all owners reminding to seek approval of projects.  
Discussed a request to build a detached garage. Visited the site. Denied request.

February 29<sup>th</sup>

Approved 5 landscape plans.  
Approved a tool shed.  
Approved house plan lot 32.  
Approved exterior materials and color on a house plan.

March 17<sup>th</sup>

Approved landscape plan.

April 19<sup>th</sup>

Notified some homeowners of complaints of violation of Deed Restrictions. And explained how to comply.

May 6<sup>th</sup>

Approved porch improvement project.  
Approved landscape plan.  
Sent a letter to a owners reminding about Deed Restrictions.

May/June

Newsletter sent to owners.

July

Had butterfly habitat area and roadside mowed.  
Association barbecue.  
Newsletter sent to homeowners.

July 19<sup>th</sup>

Continued to discuss complaints of Deed Restriction violations.  
Approved landscape plan.  
Granted request for time extension to finish building home.  
Sent second notice to property owner of a complaint and asked for compliance with the Deed Restrictions.  
Decided to ask city for a dead end sign.  
Decided to obtain a PO box for the Association.  
Decided to investigate having an attorney to officially represent the Association.  
Asked Mike McDonald to follow up on status on Neacoxie Creek.  
Set time and date for annual meeting.

August

Repaired street light. New ballast.

August 30<sup>th</sup>

Approved garden shed.  
Approved fence.  
Approved driveway.  
Decided to ask Lou Larson to act as our attorney.  
Decided to hire landscaper to clean up entrance from highway.

September 1<sup>st</sup>

Officially retained Lou Larson as legal counsel.  
Decided to begin sending welcome/informational letters to new residents.

September 10<sup>th</sup>

Approved fence project.

October 6<sup>th</sup>

Sent letter reminding members of annual meeting