

Shamrock Pines Homeowners Association
PO Box 2744
Gearhart, OR 97138

The annual meeting of the SPHA was called to order at 11 a.m. on October 18, 2003.

The first order of business was a review of the Treasurer's Report for 2003. The explanation of expenditures was delivered by Dwayne Tucker, President. The balance remaining in the SPHA account was at near zero with an outstanding balance due to Richard Charlton to reimburse him for liability insurance in the amount of \$997. Richard Charlton agreed to wait until funds were available to reimburse his expenses for prepaid insurance. After receiving and discussing questions with the group regarding the outlined and expected expenses for 2004, the group consensus was to raise the yearly fees from \$100 to \$200 per lot/per year. This should allow for a positive balance in the account for the end of 2004 and for the beginning of a reserve fund.

Dwayne Tucker explained why the property tax statements from Clatsop County did not reflect a decrease as was expected from discussions with the City of Gearhart and the annexation that occurred last year. The filing papers were received after the deadline for assessment this year but will be in place in the future. He explained that the difference would have been approximately \$2.00 per \$1000 of assessment this fiscal year although that figure is liquid due to unknown future changes in county and city tax assessment increases.

Dwayne Tucker handed out copies of the Declaration of Deed Restrictions and Dedications for Shamrock Pines to those who had not received a copy. This action was prompted in an effort to update property owners of community expectations regarding general issues and guidelines with which members are expected to comply. He explained that the Board of Directors is not a policing unit to enforce these restrictions and further stated that, in an effort to be good neighbors, we should make every effort to discuss items of concern with the homeowner prior to seeking relief by Board action. After questions related to this issue, it was agreed that members of the SPHA can relate their concerns of violations to the Board for discussion at Board meetings in oral or written form utilizing the PO Box above or by

calling any of the Board members.

The next order of discussion was the issue of Neacoxie Creek and the culvert newly installed this last summer which drained the creek significantly behind the entire length of Pine Ridge Drive and Pine Court. Dwayne Tucker introduced the committee working on this issue: Stan Gott, Mark Booth and Forrest Koch. They have discussed the water drainage matter with Clatsop County Commissioner Bob Green although there as yet is no resolution, negative or positive, toward returning the creek to the level previously enjoyed prior to the culvert repair. Stan Gott circulated a petition for SPHA, as well as for other property owners on Pine Ridge Drive, to sign in an effort to effect the retrograde change that was created in the 2003 culvert operation. Mark Booth further expressed his concern of property devaluation directly related to this issue and the responsibility of agencies for actions taken without any public and/or property owner input or involvement. The SPHA Neacoxie Creek Committee will work for more signatures on the petition and contact the Gearhart Golf Course in an effort to remedy this situation.

The next order of business was to elect new board members for 2004. Outgoing President Dwayne Tucker suggested that the board be increased to five members versus the current three in an effort to collectively ease the demands per board member. After discussion, this suggestion was approved with Chuck Mattocks being elected President with Tim Williams, Marty Gill and Pat McDonald as the three new members. Robin Golubickas agreed to remain Treasurer for 2004 and was unanimously approved for that position. Chuck Mattocks thanked Dwayne Tucker for an excellent job in 2003 which was followed by a rousing applause by members.

Dwayne Tucker suggested that the SPHA consider an additional assessment to the yearly fee to be utilized entirely for professional skunk removal. Several property owners have spent up to \$150 per skunk to have them removed and it was felt that this burden should be shared by all property owners. After discussion on the fee amount, it was agreed that \$20 per lot would be an excellent starting figure and, when expended, the issue will be addressed again. Newly elected President Chuck Mattocks and/or Dwayne Tucker will be contacting the professional skunk removal company in an attempt to get a quantity discount price for the association.

The Board of Directors for 2003 had approved a sign to be placed on Shamrock Road and opened a discussion as to verbiage, placement and related costs. The proposed sign is approximately six feet tall. There was discussion related to whether it would increase traffic to the area which would have a negative effect. Dwayne

Tucker explained that the sign placement site now in consideration would not allow it being viewed from Hwy. 101 traffic. There was discussion as to whether an expenditure of association fees should be first approved by association members regarding this project. Dwayne Tucker explained that, originally, the wood was to be donated but was unacceptable to the sign builder for being inappropriate for use in this instance. With no consensus made by the SPHA members other than most approved of the idea of a sign, the new Board will address this issue in 2004.

Dwayne Tucker brought the idea of a united SPHA yearly garage sale set for a predetermined date be considered since this issue is not addressed in the deeds and restrictions. There was discussion related to parking issues when garage sales are randomly held during the year. A yearly garage sale would in no way preclude property owners from holding a garage sale at their convenience. No action was taken on this topic.

After a question was raised regarding the Architectural Committee who reviews new development and improvements, the SPHA members were informed that, at the present time, the Board members are the review committee. In response to some concern over the Board's experience in said reviews, Chuck Mattocks explained that the Board could utilize and contact professionals that have knowledge and experience in development, improvement and remodeling issues if it is deemed necessary.

A question was raised regarding a listing being made available with all the property owners contact addresses to each SPHA member. There seems to be a privacy issue involved in supplying this information and to what extent is considered public versus private information. This item will be discussed at the Board meeting with a resolution as yet unknown.

With no other business before the SPHA, the meeting was adjourned at 12:45 p.m.

Respectfully submitted, Robin Golubickas, Secretary/Treasurer
Shamrock Pines Homeowners Association

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