

**SHAMROCK PINES HOA
ANNUAL MEETING
SEPTEMBER 23, 2017**

1. Call to Order
 1. Stanley Gott 1 p.m.
2. Acknowledgement and recording of Proxies
 - There were sufficient attendees for a quorum
3. Approval of Prior Year's Minutes
 - Copy provided at meeting - all approved
4. Treasurer's Report by Stanley Gott for Nissa Roberts
5. Architectural Report - Generally all property improvements have been submitted using the "Approval Request for Home and Lot Improvements" form (which can be found on the HOA website).
6. President's Report
 - a. New owners –
 - a. Lot 2 Mark Jacobs (Lot purchased to build a spec home.)
 - b. Lot 19 (new owner name and contact info TBD)
 - c. Lot 40 Scott & Cynthia Birdwell
 - b. Other changes
 - a. Lot 23 Joy Merkley's former residence. The house has been foreclosed on. The mortgage company brought the association dues current.
 - c. Property for sale
 - a. One home for sale – Mike and Debby Brands Lot #36
 - d. New Signs
 - a. Richard Adams discussed new "No Beach Access", "Dead End" and speed limit signs installed in late August as well as other signage in process. 1
 - b. Additional information can be found on the HOA's website

- c. Richard also encouraged attendees to participate in neighborhood communications by submitting website articles, announcements and news that would be of interest to members by contacting him.

- e. 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.

- f. Street Lights
 - a. We continue to contract with Borland Electric for street light maintenance and replacements.

 - b. As reported last year 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.

- g. Fraser Property.
 - a. Two years ago I reported that Frasers made an attempt to be annexed into the city of Gearhart. This would have effectively allowed them to develop 10,000sqft lots directly adjacent to Shamrock Pines.

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.

- b. It should be noted that the Board is not in opposition to the development of the Fraser property, only that it be reasonable, measured and in harmony with the area's existing developments and lifestyle.
- c. Our major issue is the possibility that a future transportation plan could include an extension of Pine Ridge Drive into a new development. For now, we have appeared to have abated that risk as we have heard nothing new with regard to the property. The Board will stay vigilant regarding this important issue.

- d. The homeowners' association is the registered 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. Open discussion

- i. There were several questions about the butterfly habitat.
 - 1. Information regarding the HOA's agreement to maintain the area can be found on the HOA's website.
 - 2. Members are encouraged to let the Board know if they would like to take any proactive steps toward maintenance of the habitat including associated details.

h. Association Dues

- a. As you know, our annual homeowners dues are \$200 per year. All lot dues have been paid for the calendar 2017.
- 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. (Estimated to be \$10K)
 - iii. Replacement of the street lights with new LED fixtures
 - iv. Other unknowns

f. Encouraging compliance with our Association's Declaration of Deed Restrictions and Dedications (CC&R's)

- I. We all agreed to CC&Rs when we purchased in Shamrock Pines
- ii. Many purchased in Shamrock Pines primarily because there were CC&R's.
- iii. Your board has been reasonably vigilant in enforcing the CC&R's. There have been no punitive actions this year to encourage compliance although we have had some discussions with homeowners about landscaping and, in one case, garbage containers

being stored outside, in their neighbor's and public's view.

1. Letter from Pat McDonald regarding Lot #16 was read aloud.
 - a. Homeowner's Mark and Lisa Prescott were present.
The letter noted that the CC&R's require all landscaping improvements to be completed within 120 days. The Prescotts explained why their project has taken over a year, some of the improvements that have been completed and how they expect to have a completion date soon.
 - i. The Board will follow up within 30 days to confirm.

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. Attendees were asked if all agree or are of like mind that the Board should vigorously enforce the CC&R's including imposing penalties and other legal action(s) should it become necessary.

- All present were in agreement.

This is a Board responsibility but one that can be challenging because we're dealing with our neighbors and we want to be positive and neighborly.

Becoming acquainted (or reacquainted) with the CC&Rs is strongly encouraged so as to avoid future issues or conflicts. A copy of the CC&Rs is available for reading/downloading on the HOA website.

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7. Election of New Officers

- i. Two board members are completing their 3-year board assignment - Marty Gill and John Banta. Marty actually resigned a few months ago for medical reasons and has since sold the family home. Thank you to Marty and John for serving.
- ii. We have two homeowners agreeing to serve on the board. Sally Lacoste (lot 9) and Justin Dunlap (lot 17.)
- iii. Do we have other nominations?
 - a. No other nominations.

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- iv. Vote
 - a. Unanimous approval.

- v. Stanley Gott will not be president for the coming year. The association by-law precludes a third consecutive team – thankfully. The board at a special meeting immediately following this meeting will elect the new president.
 - a. Richard Adams was elected President for the 2017 - 2018 term.
 - b. Justin Dunlap was elected Secretary for the 2017 - 2018 term.
 - c. Nissa Roberts agreed to continue as treasurer earlier.

8. New Business

- i. Any new business.
 - a. No new business.

9. Call for Adjournment

- Stanley Gott 2:15 pm.

Submitted respectfully,
Richard Adams
Secretary
September 26, 2017



Attendees at the SPHOA Annual Meeting September 23, 2017