



Shamrock Pines Homeowner's Association, Inc.

Annual Homeowner's Meeting September 15, 2018

1. Call to order
2. Acknowledgement and recording of Proxies – 6 Proxies
 - I. Quorum requirement met?
 - 1) Quorum Met
3. Approval of Prior Year's Minutes (copy provided at meeting)
 - I. Motion?- Motioned
 - II. Second?- Approved
4. Treasurer's Report by Nissa Roberts
 - I. Association dues
 - II. Bank account balances
 - III. Expenses
 - 1) Topics considered- raising dues, keeping a separate reserve fund for legal fees, in particular issues with "(former) Fraser property". Decided to continue discussion until item #8.
6. Architectural Report by Stanley Gott
 - I. Approved requests
 - 1) 8 requests this year, landscaping, fences,
 - II. Outstanding items
 - 1) Request by Fosque (April 2017) regarding landscaping but has not yet completed due to illness
 - 2) Request by Campbell's to replace fencing has not yet been completed
7. President's Report by Richard Adams
 - I. Activity for five properties this year
 - 1) Lot 13 - Listed for sale by the late Dale Frandsen's family
 - 2) Lot 19 - Sold by Marty and Jean Gill to Rod and Kathleen Key
 - 3) Lot 23 - Bank sale, purchased by Doug and Tanya Lintow
 - 4) Lot 28 - Sold by Roy and Laura Chen to Tom and Tricia Rogers
 - 5) Lot 31 - Sold by Phil Hullender to Lovekesh and Alpana Kumar
 - II. Former "Fraser Property"
 - 1) The property immediately adjacent to the north end of Shamrock Pines and south of Highlands Ave. has recently changed hands. According to the City Administrator Chad Sweet, the new owners, Steve Olsted and another investor, have expressed a desire to bring the property into the city limits for a housing

development. Chad informs us that during an initial conversation the new owner said he was not interested in creating a connection to Pine Ridge Drive and that there has been no additional activity this year.

- 2) The HOA is not opposed to a new development. Our concern is with the livability and safety impacts on our community of any project involving more than 30 homesites and/or the possible extension of Pine Ridge Drive. Currently The HOA owns Shamrock Road and the section of Pine Ridge Drive from the south to the north ends of the development. The City and state (ODOT) have been given written notice of the HOA's objections to any northerly extension of Pine Ridge Drive. Based on our ownership, both entities believe an extension would be "problematic". However they have suggested creating an opening at the north end of Pine Ridge Drive to accommodate walking and bike paths between the two areas. The HOA has not expressed any objections to such a plan.
 - i. County has brought it up that if the development were to have much more than 30 homesites, they would push for a road extension through the HOA. So, threat of issue remains.
 - ii. Another potential expensive issue related to this is that the HOA currently owns the road and water lines. City has thus far maintained water lines, but re-coating the roads or installing speed bumps could be a potential future issue.

8. HOA Maintenance and Landscaping

- I. Steve Poe Landscaping continues to tend to the plantings and trees along Shamrock Road as well as the butterfly habitat. City Admin Chad Sweet contacted the HOA regarding long tree limbs that were obstructing school bus driver's views. Steve cut the higher limbs back.
 - 1) Maintenance in the by-laws should include planting violets.
 - 2) Rich believes he has seen the Silverspot butterfly, 3 in his lavender, has photos.
 - 3) Possibility of purchasing the reversion, (if the Silverspot goes off the endangered species list the property would revert back to the developer), on the habitat was brought up. A few issues with this including the impact unequally between homeowners as well as the owner of the reversion being uncertain.
- II. Property owners of vacant lots 2 and 13 are paying Steve to have their empty lots mowed.
 - 1) Issue with maintenance of empty lots, Lot #2 in particular, not mowed frequently enough. HOA will attempt to contact the owner

III. Homeowner Mark Prescott contacted the HOA concerning the recent “proowler” incident. He suggested installing “Neighborhood Watch” signage on or near Shamrock Road and Highway 101.

- 1) Cost would be approximately \$250 for each sign including post and installation.
 - i. Welcome attendees thoughts as to effectiveness, etc.
 - (1) Attendees agreed that signage should be installed. HOA will look at installing signs.
 - ii. Welcome other thoughts regarding this issue.
 - (1) Other potential prowler incidents noticed. Community watch might include such measures as taking photos or noting license plates of suspicious vehicles, calling non-emergency, and installing security such as “Ring” camera doorbells.

IV. It was brought to the board’s attention that at least one homeowner was seen using a torch to kill weeds near the street recently. The board contacted City Fire Chief Jason Kraushaar who said that would violate city regulations.

- 1) Homeowners are encouraged to keep weeds, etc. under control but should not employ burning to do so.

V. The fenced-in “butterfly habitat” (Tract “C”.) at the north end of our development, is the responsibility of the HOA. It is being mowed three times a year.

- 1) The fence around the habitat is beginning to reach end-of-life status. The fence consists of 155 posts with cross members. Most of the Posts are rotting from the top and various cross members are deteriorating. The HOA obtained two cost estimates to repair and/or replace the fence.
 - (a) Patrick A. Clyde Construction - entire fence
 - (1) \$28.6K for Doulas Fir
 - (2) \$36.6K for tight knot cedar
 - (b) Silva Construction
 - (1) \$9.6K to replace 107 posts and 14 cross members
- 2) At this time members of the board agreed to replace the cross members as needed. Eventually the posts will need replacing. Ongoing and future costs need to be budgeted going forward.
 - i. Posts are rotting from the top, caps should be considered for tops when reinstalled.
 - ii. HOA will continue to monitor. Costs for future years needs should be considered in HOA increase or assessment.

VI. Skunks continue to be an issue in the area. Tal Gohl was contacted. He said that this was a wide-spread problem throughout the north coast. (The subject was raised by two Gearhart homeowners at the August City Council meeting.) Initially Tal said he was no longer trapping skunks but finally

agreed to try to trap and remove them. To date three have been caught. He suggested using “kill traps”. The board discussed it, but tabled the option for now due to concerns about other animals being affected, pet cats in particular.

- 1) Some skunks were apparently living in several culvert pipes that run under the driveways of properties on Pine Ridge. The HOA installed 24 screens or grates over the openings in August. The Board will monitor the situation and welcome any suggestions about future mitigation.

VII. Road maintenance in the development is the HOA’s responsibility. No current maintenance is required of Shamrock Road or the HOA’s section of Pine Ridge Drive. Future maintenance may include asphalt repairs, “topping” or repaving.

VIII. Waterline maintenance in the development is the HOA’s responsibility. No known maintenance is required of the underground waterlines.

IX. Streetlight maintenance. The HOA is responsible for the seven streetlights within our development while electricity is paid for by the City of Gearhart. Four streetlights utilize LEDs and three are standard high-pressure sodium lamps. The fixtures were previously being converted to LED for ecological reasons, however the LEDs have exhibited very poor lifetimes. All four have been replaced once and one twice this year alone. The LEDs are under warranty however the HOA is charged approximately \$130 by Borland Electric each time one is replaced. According to Borland it is not possible to retrofit the LED light enclosures to use standard bulbs again without rebuilding the entire fixture. Going forward LEDs will be kept in place but fixtures using bulbs currently will not be converted to LED.

X. Tsunami warning station. At the suggestion of homeowner TJ McDonald and others, a letter was sent to the City of Gearhart requesting a new tsunami warning station be placed within hearing range of SPHOA. It was co-signed by the Board of The Reserve At Gearhart HOA. The letter was read into the August 2018 City Council Meeting.

- 1) Related, it was brought up that barrels are placed by the city around the communities, including ours near the assembly areas, with home owners. T.J. mentioned that you may possibly be able to obtain barrels from city if interested.

XI. Trash and Recycle Bins. A couple of email reminders were sent regarding high wind conditions on pickup days. Trash and papers have ended up in neighbor’s yards and the habitat when bins are blown over. Installing hasp locks or other means of ensuring bins stay closed on windy days is appreciated.

9. HOA Dues.

I. The board believes the dues should remain the same for the coming year to build up an additional contingency reserve for possible legal costs related to the Olsted (formerly Fraser) property and future infrastructure maintenance.

- 1) Are there other opinions related to the level of our annual dues?

- i. Noted that dues have never been increased since the development of Shamrock Pines.
- 2) An increase of \$50 per plot would be add \$2050 per year for the HOA. An increase of \$100 per plot result in an additional \$4100 per year for the HOA.
- 3) Possibility of conducting a reserve survey to plan for future costs. Mark Prescott and Forest Koch have volunteered to be involved in conducting this study. Stan suggests that information exists for future needs, such as road and fence, and survey by the HOA board can be sent out.
- 4) Temporary assessment a possibility to meet future needs and to keep dues similar, as well as allocating a portion of funds to certain reserves for needs.
- 5) A review of the proposed survey in 2019 with regard to additional cost impact on dues and/the or need for assessment(s)
- 6) Motion made to increase HOA dues to \$300 for 2019 to allow for additional contingency funds.
 - i. Seconded.
 - ii. Unanimously agreed by HOA members present.

10. Election of new officers

- I. Current board Treasurer, Nissa Roberts, is completing her three-year board assignment. Thank you for your service Nissa! Nissa has agreed to be Treasurer for another year.
 - 1) Are there any comments or objections? – All agreed she has done a fine job.
 - 2) Vote.- Approved
- II. Homeowner, Sally Lacoste has agreed to continue to serve on the board as a general member for the second of a three-year commitment.
- III. Homeowner, Doug Gorsline, has offered to join the board as a general member. (Doug is not in attendance, however his wife, Leslie is present)
 - 1) Are there any comments or objections?
 - 2) Vote.- Approved
- IV. Richard Adams is completing year two of his three-year commitment as well as his one-year commitment as President. He has offered to return to his previous position as Secretary for his final year.
 - 1) Are there any comments or objections?
 - 2) Vote.- Approved
- V. Current board Vice President Stanley Gott has agreed to continue in his current position for his final year.
 - 1) Are there any comments or objections?
 - 2) Vote. - Approved
- VI. Current board Secretary Justin Dunlap has agreed to accept the position of President for the coming year.
 - 1) Are there any comments or objections?
 - 2) Vote. - Approved

VII. Do we have other nominations?

11. New Business

I. New business?- None

II. Please join us for the barbecue at 3PM at TJ and Heather McDonald's home, 3007 Pine Ridge Dr.

12. Call for Adjournment

I. Motion?- Motioned

II. Second?- Seconded

III. Meeting Adjourned

Shamrock Pines HOA, Inc.
<https://shamrockpineshoa.com>