



Shamrock Pines Homeowner's Association, Inc.

ANNUAL MEETING MINUTES AUGUST 24, 2022

The meeting was called to order by President T.J. McDonald at 3:05 p.m.

The following were in attendance, constituting a quorum:

Jim Weitzel
Suze Weitzel
Doug Whitehead
Dale Williams
John Banta
Jo Banta
Laurie Dougherty
Stephanie Wickersham
Don Wickersham
Donna Sunell
Karen Shields
Matt Shields
Kevin LaCoste
Peter Goldsmith
Gary Lewin
Leslie Winter-Gorsline
Chuck Mattocks
John McLoughlin
Rod Key
Kathy Key
Warwick Smith
Candace Smith
Eileen Moffitt
Pam Koch

Board members present: T.J. McDonald – President
 Michelle Goldsmith – Secretary/Treasurer
 Doug Gorsline – Member

T.J. McDonald welcomed the group and made mention that it was the first in-person HOA meeting in 3 years. He then introduced the board members who were present.

Old Business:

T.J. inquired if anyone had any questions or revisions to the 2021 meeting minutes; none were forthcoming.

T.J. provided a brief recap regarding the 30 acres just north of the butterfly habitat. The city has made a petition to apply for a zoning change without the approval of the new fire station. In exchange for bringing the land into the Gearhart city limits, developers may build up to 4 homes per acre. Three acres, originally designated for a new fire station will be retained by the city for future use in the "public good". The new re-zoning would include a public park at the south end of the development just beyond the butterfly habitat, as per the original proposal. City Administer Chad Sweet has provided assurance that there are no plans at this time to provide street punch through car access to the new development from Shamrock Pines.

New Business:

Treasurer Michelle Goldsmith provided a report of the financials for the HOA.

For the period of 09/01/2021 – 08/31/2022 expenses and income were as follows:

Beginning Balance: \$37,778.32

Dues Income: \$12,300.00

Subtotal: \$50,078.32

Expenses:

Insurance \$1192.00

Landscaping \$5010.00

Lights \$1168.73

Miscellaneous \$154.76

PO Box \$92.00

Legal \$137.50

Property Taxes \$58.00

Web Hosting \$71.43

Total Expenses \$7884.42

Ending Bank Balance:

\$42,193.90

An email was received from Chuck Mattocks as a reminder to residents to revisit the CC&R rules and regulations that make Shamrock Pines a desirable place to live.

T.J. highlighted the following areas of concern:

Garbage cans must be stored out of sight.

Wood piles and any debris must be removed in a timely manner.

Lighting must be of lower wattage, preferably no more than 100 watts and the direction of the light must point downward.

Homeowners are responsible for weed control and yard maintenance to the street.

It was suggested by T.J. that landscaping hours follow the guidelines of construction hours and be confined to the period of 8:00 a.m. to 6:00 p.m.

Our HOA CC&R's also state that any exterior changes to the façade of the house must be submitted in writing to the board for approval. A form for this purpose is available on our website:

shamrockpineshoa.com

Menu Tab

HOA

Official Documents

Approval Request for Home and Lot Improvements

T.J. brought up traffic concerns regarding cars driving on the dead-end streets on either side of the butterfly habitat and felt that it was mostly an issue during the peak of summer and would subside after that. No course of action at this time.

Candace Smith asked for clarification regarding our responsibilities and requirements for maintenance of the habitat. It was suggested that we consider a reduced mowing schedule in spring and early summer to encourage breeding and that we consider providing a source of water, which is beneficial to the butterflies. It was also mentioned that consistent mowing discourages the spread of Scotch broom.

Kathy Key reminded members that no dogs are allowed in the habitat, which is reinforced with signage.

It was discussed that the Land Conservancy does not own, nor does it provide any management of the habitat. The land is owned by the family that developed the Shamrock Pines neighborhood and could be deeded back to the family. Maintenance is provided and paid for by the HOA. Doug Gorsline offered to research.

Deer monitors were a topic of conversation. They can be heard by some people and dogs.

Eileen Moffitt asked for permission to install a 20' flagpole that would be lit from below and surrounded by flowerpots. T.J. encouraged her to submit her request in writing for review as stated in the CC&R's.

An updated HOA roster was available for review with a request to submit any required changes. An updated roster will be provided via email. In addition, two copies of the roster will be mailed to each member when updates are completed.

A request for name tags for the picnic was made and T.J. assured everyone that Heather has them ready to go.

T.J. asked for volunteers willing to fulfill the available board positions of President and Vice-President. The HOA board is now comprised of the following:

President:	Curt Penrod
Vice-President:	T.J. McDonald
Secretary/Treasurer:	Michelle Goldsmith
Member :	Doug Gorsline

T.J. thanked attendees for coming and said he looked forward to seeing everyone at the picnic to be held at his house after the meeting at 5:30 p.m.

A motion to adjourn was made by Doug Gorsline and seconded by Peter Goldsmith. The meeting was adjourned at 3:38 p.m.

Respectfully submitted,

Michelle Goldsmith
HOA Secretary
August 24, 2022