



Shamrock Pines Homeowner's Association, Inc.

October 4, 2025 11:00am

Location: 2778 Pine Ridge Drive, Penrod Home

2025 Annual SPHOA Meeting Minutes

Meeting called to order by President Curt Penrod at 11:09am

In attendance: Curt Penrod, TJ & Heather McDonald, Sally & Kevin LaCoste, Todd & Beth Cameron, Cathy & Randal Gardner, Karen & Chuck Mattocks, Doug & Laurie Dougherty, Karen Shields, Tom Rogers, Kathy Key, Lynn Novak, Roger & Katy Qualman, Eileen Moffitt, Dennis & Donna Sunell, Don & Stephanie Wickersham

Current Board members introduced; Curt Penrod, President; TJ McDonald, Vice President; Sally LaCoste, Secretary

Open quorum started:

Beth C. asked about the Butterfly Habitat; Randall Gardner shared that he has been in contact over the years with Samantha who is a Meadow Expert with Oregon Fish & Wildlife concerning the care of the Butterfly Habitat. SPHOA needs to maintain the Butterfly Habitat as per the CC&R's. SPHOA members can contact Randal Gardner concerning the Butterfly Habitat. Kevin LaCoste offered to research the ownership of the Butterfly Habitat.

Our SPHOA website was discussed, needs to be updated and maintained. Curt will work on website. If any members are interested in helping, please contact Curt.

Introduction of new neighbors in attendance: Roger & Katy Qualman at 2698 Pine Ridge Drive

Street lights were brought up, the city of Gearhart pays for the power, SPHOA owns the poles and replaced wiring and light heads. The brightness of the lights was discussed and it was recommended that when its time to replace to request less brightness, lower Kilowatt

Last meeting minutes were presented for approval, TJ McDonald moved to accept and Sally seconded. Minutes approved.

No treasurers report, Michelle G (interim Treasurer) will send report.

Eileen asked if there had been any discussion about adding street lights, there had not been discussion about adding.

Nominations for SPHOA Board of Directors:

TJ nominated Karen Mattocks for member at large & Curt for President

Randal nominated Roger Q for treasurer

Laurie D nominated Sally for Secretary and TJ for Vice President

Slate of New Board approved: Curt Penrod, President; TJ McDonald, Vice President; Roger Qualman, Treasurer; Sally LaCoste, Secretary; Karen Mattocks, member at large

Now that Roger Qualman will serve as SPHOA Treasurer, we need to remove the former Treasurer, Kelsi Schmader, from the bank account and add Roger Qualman as Treasurer. Curt and Roger will make the changes with the bank, as well as any other necessary paperwork for the SPHOA.

Andrea H had sent an email offering to serve on the board

Architecture Committee members: Karen Mattocks, current board member; Lynn Novak, Kevin LaCoste, Andrea Holmstedt

Any issues concerning trees along the creek that are not on homeowners property should be dealt with through the Land Conservancy

Question concerning development of the vacant property north of Pine Ridge Drive known as "Frazier Property" that had been discussed over the years, especially proposed new Fire Department. No "new" news concerning the development of the property. SPHOA has sent a letter to the Gearhart City Council with our concerns about the property

SPHOA members are able to watch City of Gearhart meetings on YouTube by going to City of Gearhart.

TJ McDonald motioned to adjourn the meeting at 12:16pm

Burgers & Hot Dogs and visiting followed.

Respectfully submitted:

Sally LaCoste, SPHOA Secretary