

Reserve at Gearhart HOA

Board of Directors Meeting

March 25, 2025

Minutes

Attendance: Board Members Mark Beaudry, Marty McCullough

Members: Don Wallace, Dona Wallace, Kathy Hale, Gini Dideum, Denise Roach, Greg Nicoud

1. Approval of Minutes: Board Meeting, February 4, 2025
Minutes approved unanimously
2. Member Comment
3. Reports:
 - a. Officer Reports
President - see New Business
Vice President - see Facilities Committee. Unfinished Business
Secretary-Treasurer - see New Business
 - b. Committee Reports
ALRC Committee
Facilities Committee
Discussion concerning street maintenance issues. Don Wallace has had a conversation with the City of Gearhart about filling street cracks.
Discussion concerning common fence repair and increasing expense.
Recommendation that residents with pet wire attached to fence remove wire before fence repair is initiated and be responsible for reinstallation.
Nominating Committee
Dona Wallace indicated that sufficient proxies (51) have been received and are sufficient to establish a quorum for the annual meeting. Nominations have been received for Mark Beaudry, Kathy Hale and Marty McCullough.
4. Unfinished Business
 - a. Park Landscaping – tabled until Spring but remaining on agenda
 - b. Signage at Park and Other Areas
General Discussion, no decision.
 - c. Cleaning of Common Area Facilities
No budget item for this expense. Suggestion to do critical portions of the bid and perhaps obtain other bids. Perhaps volunteers could clean community building windows.

5. New Business

- a. Approval 2024 Financial Review and Journal Entries
Brief discussion of year-end financials. Concern about having to pay taxes on interest earned from reserve investments with operating funds.
Motion: Approve 2024 Schwindt review and execute recommended journal entries.
Passed unanimously
- b. Approval 2025 Insurance Bid
Insurance bid from ABI for insurance expense totaling \$9076. Includes increase in crime coverage to \$500k, change in earthquake coverage.
Motion: Approve insurance expense of \$9076 for 2025. Unanimously approved.
- c. Approval Expenditures for Land Transaction
Marty reviewed discussions with president of the Highlands Golf Club board. Board has offered to deed our HOA the small area that was formerly the backyard of the community building if the Reserve will cover all costs of the transaction. Much in-person and email discussion has ensued. Marty has met with surveyor to give preliminary explanation of survey needs in this and other common areas. Marty recommends not proceeding until receiving a written communication from Golf Club confirming general parameters of the transaction. Estimated costs for survey, deed preparation, application to City of Gearhart, review by Golf Club attorneys will most likely be around \$10,000.
Motion: Approve expenditure of up to \$10,000 for expenses related to community building land transaction. Passed unanimously.
- d. Approval 7Ds Landscape Contract for 2025
Contract for Dennis 7 Dees remains at \$1325 monthly. Recommendation to approve.
Motion: Approve landscape contract. Passed unanimously.
- e. Discussion of Alternate Entrance Landscaping
Board reviewed issue of expenditures for maintenance of Highlands/Sheridan intersection and Sheridan Dr. to city limits. Area was originally landscaped by developer but is outside the purview of the HOA which is empowered to spend monies only on the common areas within the North Shore at Gearhart plat (the development). Board will present this issue and alternatives briefly at the annual meeting and then develop an explanation and questionnaire for residents to review and complete. Options presented will include amending CCRs, inviting individual owners to assume maintenance costs outside HOA management, abandoning landscape/road maintenance of the area, moving “primary” entrance to within the city limits and the stone street-side monuments (land owned by HOA).
- f. Agenda for Annual Meeting
Discussed and developed.

6. Compliance/Violation

Lot 63 – create NCLC easement access/trailer parked on lot

7. Adjournment