

Reserve at Gearhart HOA
Board of Directors Meeting
October 13, 2025
Minutes

Attendance: Board Members Mark Beaudry, Kathy Hale, Marty McCullough

Members: Dave Clawson, Lyn D'Amelio, Marilyn Cohn, Tom Dideum, Gini Dideum, Laurie Fiebich, Don Wallace, Jane Blickenstaff, John Blickenstaff, Gwen Bijan, Bonnie Callow, Deb Stephens, Bruce Stephens, Theresa Beaudry, Liz Carter, Chris Carter, Janet Stroup, Rachelle Minoza

1. Approval of Minutes Board Meeting, June 11, 2025
Minutes approved as written, unanimously.
2. Member Comments
Mark Beaudry welcomed members in attendance. He advised that at a Board business meeting, limited audience participation would be appropriate as long as a member raised his/her hand to be recognized. Question raised about necessity to post meeting notice as well as send via email. Subsequent review of Bylaws indicates that either method, preferably the one that reaches the most members, is sufficient.
3. Reports:
 - a. President
Mark thanked volunteers who have helped with landscaping care at the Sheridan entrance and road leading to the neighborhood, the members on the ALR and Facilities Committees and those who have arranged for use of the community building for various neighborhood events.
 - b. Vice President
Kathy reserved comment for the ALRC report.
 - c. Secretary-Treasurer
Marty McCullough summarized the financial position and indicated that all dues payments for the year are current.
 - d. ALRC
Kathy thanked homeowners for their cooperation in maintaining landscaping in an acceptable condition. There have been a few needing reminders and some who have undertaken revisions without appropriate approval. The Committee has responded to those incidents.
 - e. Facilities
Don Wallace reviewed the activities of the Committee which involved volunteer work to clean buildings, make needed repairs and assess future projects. His report is attached to these minutes.
4. Unfinished Business:
 - a. River Rock South Boundary Engineered Drainage
The No Trespass sign approved by the Board and installed has been removed. The fence wire has also been partially removed. This easement is jointly owned by residents on either side (Lots 22 and 23) and is private property. Per easement documentation, no pedestrian ingress or egress is allowed and the Gearhart Golf Links does not want pedestrians on the golf course. The

Board discussed having a certified hydrologist check the drainage easement and recommend appropriate options for alternative fencing or landscaping of the area with the cooperation of the lot owners.

Motion: Liaise with a hydrologist from Evren Northwest to evaluate the area and make recommendations for landscaping/fencing that will preserve the intended purpose and nature of the easement.

Motion was seconded and passed unanimously.

b. Highlands/Reserve Property Line Adjustment

The Board reviewed the final PLA Deed and attachments.

Motion: Approve the PLA Deed as drafted. Work with the Highlands Golf Club to finalize the land transfer.

c. Lot #1 Easement

The survey necessary to complete the electrical line easement between Lot 1 and the community building has been completed. The Board thanked Bruce and Deb Stephens for their willingness to grant the easement.

Motion: Table action on drafting easement documentation until the beginning of 2026.

Motion seconded and passed unanimously.

d. The Reserve and Highlands Golf Club trespassing signage and fencing

After installation of the approved No Trespass sign, the sign has been removed. Some residents have complained about the presence of the signs and the installation of wire on fencing to discourage trespass into the Golf Club property. Residents present were reminded that this has been an ongoing issue that the Golf Club has consistently asked for cooperation in respecting private property. We understand that pedestrian "traffic" has gone both ways. We will continue to work with the Golf Club Board to establish appropriate signage and other means to discourage trespass in either direction.

5. New Business:

a. Septech Annual Step Inspection

The inspection of approximately one-third of Lot step components is under way. Reports will be provided to homeowners when SEPTTECH makes them available to the HOA.

b. Schwindt & Company Tax Preparation

Motion: Approve the Schwindt engagement letter for the preparation of the annual financial review for a \$2500 fee and income taxes for 2025 at a charge of \$325.

Motion seconded and passed unanimously.

c. Banking Recommendations for Operating and Maintenance Reserves

Marty reviewed effort to physically separate the two Reserve accounts (non-septic/septic as current CDs mature. Once separated, it will be easier to track interest earnings, Reserve fund balances and working capital accounts.

Motion: As CDs mature, create distinct bank accounts assigned to operating, working capital and non-septic/septic Reserve accounts and maintain each separately.

Motion seconded and passed unanimously.

d. Hydrologist General Services Agreement

Mark introduced the proposed contract with EVREN Northwest, Inc. for hydrologist services in connection with our required biennial wellhead testing for Oregon DEQ.

Motion: Approve the contract which provides for a \$3000 testing service fee and an additional \$1500 fee if a report is required.

Motion seconded and passed unanimously.

e. Fencing Repairs

3DLandscaping has completed the cycle of fence repair for the year based on the recommendations of the volunteer survey crew. Remaining repair areas are the connection at the back of the community building and the easement at the south end of Sheridan Drive.

f. Street Lights

Concern expressed that street light components are beginning to fail. Mark has ordered replacement parts for one light. Another will also need new parts. The warranty on the lights which were installed in 2019 has expired. There is a concern about the future availability of parts.

Motion: Authorize expenditure of up to \$6000 to purchase internal parts for street lights in order to have a ready supply inventory when replacement is necessary.

Motion seconded and passed unanimously.

g. Review Reserve Study

The Board reviewed all Reserve components and made appropriate changes in repair/replacement dates and monetary amounts where necessary. These changes will be included in the analysis provided to Schwindt for development of the 2026 Reserve Study.

6. Compliance Violation:

a. Lot 62 Easement

Mark will visit with Lot owner to confirm that gates are in place for access to the NCLC Neacoxie Forest.

b. Lot 116 Landscape Mark and Kathy have worked with the Lot Owner to remediate the areas of landscaping that have intruded on neighboring Lots. They recommend that the assessed fine be abated. Board agreed to abate.

c. Lot # 65 Landscape

Lot Owner has removed trees and apparently intends to revise landscape in the area on the west side of the backyard. No application or site plan has been submitted. ALR Committee will work with Owner to assure that proper procedure is followed and approval given prior to any more work being done.

d. Lot # 103 Lighting

Garage lights on this home are bright and are left on 24/7. Owner is rarely on sight. Mark will contact owner and request that they change bulbs to motion detection so that they do not consistently shine into neighbors' windows. There have been complaints from neighbors.

7. Adjournment

Facilities Committee Report

Accomplishments:

Power wash the patio, porch deck and overhang at the Community Building.

Repair the post cap on the Northwest corner post of the Community Building porch.

Clean the moss from the Septic Pump House roof.

Treat the Septic Pump House roof for moss.

Paint the entrance door surround on the Septic Pump House.

Repair the post bases on the Gazebo.

Place new bark mulch in the planting beds around the Gazebo.

Refinish picnic tables in park.

Repair To-Do List:

Repair and caulk window trim on the Septic Pump House.

Paint and refurbish garage door on the Septic Pump House.

Paint electrical boxes on the Community Building and Septic Pump House.

Verify perimeter fence repairs.

Work with the City of Gearhart to seal pavement cracks in the city streets.

Find a replacement for the picnic tables in the park. Preferably recycled plastic material.

Resource: Global Industrial <https://www.globalindustrial.com>

Replace bark chips in playground area. Will need approximately 13 yards.

Resource: Trails End Recovery, Playground Chips \$25.50/yd