

Reserve at Gearhart HOA

Board of Directors Meeting

June 11, 2025

Minutes

Attendance: Board Members Mark Beaudry, Marty McCullough, Kathy Hale
Members: Jack Woolsey, Pam DeVisser, Don DeVisser, Ken Olenlager, Don Wallace

1. Approval of Minutes: Board Meeting 4/7/2025
Motion to accept Minutes passed unanimously
2. Member Comment
 - a. There was discussion about the correct form to use when scheduling the Community Building for events. One form is for private use when non-owners are in attendance that requires a \$50 deposit and a separate form where only Reserve Owners will be in attendance where no deposit is required. The other subject that was discussed had to do with creating an online forum for Reserve Owners where they could communicate about community events etc.
3. Reports
 - a. President
Mark Beaudry discussed Board Meeting structure asking Members not to interject comments during the meeting unless specifically requested for comment by a Board Member. He stated that HOA Board Meetings are required business meetings and for efficiency of time Members should not interject opinions during those meetings. Mark stated that future Board Meetings will require reports from the Chairperson of HOA Committees. He commented on vacant lot mowing and Owner Property Maintenance specifically as it related to lot frontage. He stated the Board dealt with two CC&R violations that were remedied when brought to the Owner's attention and one request for an exception from CC&R rules that was denied. Mark commented on perimeter fencing issues we need to address.
 - b. Vice President
Kathy Hale commented that the Landscape Committee will focus on compliance and providing educational resources to homeowners.
 - c. Secretary-Treasurer
Marty McCullough discussed our current financial situation. The community is facing financial challenges, including a significant tax burden and the cost of a land survey. While the tax issue is being addressed with Schwindt, the cost of the survey,

estimated at around \$12,000, must be covered by existing working capital or increase dues. The current budget is tight, with limited operating funds and minimal interest earnings for operating funds. We are considering raising dues by \$50 to cover potential expenses, including survey and legal fees.

4. Unfinished Business

a. Signage Trespassing

The HOA is addressing continued trespassing issues, at the end of Sheridan Court and near an Owner property that borders the Highlands Golf Club. Two no trespassing signs, one 6x12 and one 12x18, have been designed and can be posted to deter trespassers. The Board also discussed placing wire, available at no cost, at each location to deter climbing over the rail fences.

Motion: Order two signs size 12x18 one to be placed at the fence entry into Gearhart Links and one to be placed at the west fence entry into Highlands Golf Course with a budget of up to \$200. Wire mesh will be installed on the fence areas where trespass has occurred. Motion passed unanimously.

b. River Rock South Boundary Drainage

The drainage area at the end of Sheridan Ct. was discussed. River rock is proposed to be laid to control weeds and appearance. A bid was requested from 7 Dees; they never followed through. We will reach out to other contractors for bids.

c. Maintenance of Gazebo and Community Building

Facilities need maintenance, including cleaning and addressing algae and mold issues. A volunteer work party will be organized through the Facilities Committee, prioritizing the Gazebo.

d. Septic Building Moss

The septic building roof moss will be addressed by the Facilities Committee.

e. Highlands/Reserve Property Line Adjustment/Lot #1 Easement

The Highlands/Reserve property line adjustment was discussed. Once the Highlands Board approves the preliminary survey report, the surveyor will set pins. We will then file a boundary adjustment application with the City of Gearhart. After finalization, the deed document will be prepared for final approval by both Boards. The signs behind the Community Building can then be removed.

f. The Reserve at Gearhart HOA will no longer pay for maintenance of the area north of the two stone monuments as it is not part of The Reserve. Instead, a volunteer group will be organized to clean up the entry road intersecting Highlands, including removing dead plants, trimming trees, and weeding. This initiative aims to improve the appearance and foster community camaraderie.

5. New Business

a. Owner Property Maintenance

The Landscape Committee will survey the community to identify property owners who have not addressed their landscaping issues now that the first message has been sent out to the community regarding weed cleanup.

b. Schwindt Reserve Study Contract

Motion: Accept the Schwindt Reserve Study contract with the \$900 “armchair” option over the \$3,000 on site option. Motion passed unanimously.

c. Volunteer List for Workers’ Compensation Coverage

Motion: Approve the current list of volunteers for insurance purposes. Motion passed unanimously. A list of approved volunteers is attached to these minutes.

d. Maintenance Contract with 7 Dees

Because 7 Dees will no longer maintain the Sheridan Drive area north of the stone monuments, the contract cost will be \$1020 per months instead of \$1325, resulting in a savings of \$305/mo. And \$3660 per year.

Motion: Approve revised landscape contract for 7 Dees. Motion passed unanimously.

e. Liability Insurance Coverage

Our liability insurance coverage for crime and fraud does not meet requirements.

Motion: Incur an additional \$141 insurance expense to bring coverage into compliance. Motion passed unanimously.

f. HOA Dues Adjustment

Motion: Raise the HOA dues to \$550 for the second six months of 2025. An appropriate explanation will be included with the invoice. Motion passed unanimously.

6. Compliance Violation

a. Lot 62 Easement was discussed. We need to talk to property owner to resolve the easement access. Mark will pull original site plan that identified a gate for access to NCLC Reserve area by NCLC and the hydrologist, then discuss with the homeowner the need for access via the easement through their property.

b. Lot 116 issue with overgrown landscape still exists. A neighbor again complained about overgrown landscape on the property line. Trees and shrubs are too close to the fence that require trimming. This has been an ongoing issue with this property, including wildlife feeding and a lack of consistent maintenance. Kathy Hale will reach out to them again to look for a resolution.

7. Meeting Adjourned