

**Reserve at Gearhart HOA**

**Board of Directors Meeting**

**December 11, 2025**

**Minutes**

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

Owners: Dave and Patty Clawson, Gini Dideum, Tracy Marx, Michael Meek

1. Approval of Minutes: Board Meeting, October 13, 2025

Minutes approved unanimously.

2. Member Comments

Michael Meek raised concerns about how a board meeting is controlled when owners offer comments that may be inappropriate. Discussion followed. Agreement that meeting participants need to be respectful, but also recognition that comments can be difficult to manage before they are expressed.

Tracy Marx indicated she believes Sheridan easement between Lots 21 and 22 supports pedestrian traffic. She and other residents seeking legal opinion on the issue. HOA has verbal opinion provided several years ago that easement is for utilities only. Board will consider whether to seek a second opinion.

2. Reports

a. President

Mark reported on street light issue. Replacement parts for lights have been ordered. Will likely be an ongoing challenge as more lights fail due to corrosion.

Indicated intent to send reminder to residents in the spring concerning landscape maintenance, parking issues, other CCR compliance reminders.

b. Vice President

c. Secretary-Treasurer

Once budget is approved, invoice for 6 months' dues will go out on or about 12/15.

d. ALRC

e. Facilities

3. Unfinished Business

a. River Rock South Boundary Engineered Drainage and Hydrologist

When hydrologist performs wellhead inspection in May, effort will be made to evaluate drainage engineering at south Sheridan easement with a goal to allow appropriate fencing/landscaping of the area to help protect property interests of Lots 22 and 23.

b. Highlands/Reserve Property Line Adjustment

Board approved Expenditure of \$10,000 to achieve property line adjustment behind the community building in March 2025. Additional expenditure needs approval.

Motion: Approve expenditure of up to \$15,000, including Highlands legal fees, to complete PLA Deed and transfer of property to RGHOA. Approved unanimously.

c. Street Lights

Reserves provide for complete replacement of street lights but not for major maintenance which is now required. Lights beginning to fail due to coastal salt exposure. Housing remains in good shape.

Motion: Approve expenditure of up to \$6000 to cover repair costs during 2026. Contact Schwindt with proposal to add street light renewal component to Reserve Study to cover future ongoing parts replacement costs. Motion passed unanimously.

d. Banking Recommendations for Operating and Maintenance Reserves

Review of banking relationships. Need to designate another financial institution with attractive investment opportunities (CD rates for Reserve funds). Lewis and Clark Bank merging with MAPS. Will follow to evaluate whether it remains a good investment option.

e. The Reserve and Highlands Golf Club fencing

Motion: Consult with Zuplaw concerning legal status of East-West Sheridan Court easement re pedestrian access and fencing. Motion passed unanimously.

f. Lot #1 Easement (Tabled until 2026)

4. New Business:

a. Resolution to add parcel to Clubhouse property

Motion: Approve resolution to merge property acquired by PLA deed with Tract A (community building tax lot). Motion approved unanimously. Marty will submit required paperwork to Clatsop County.

b. Review and approve 2026 Operating Budget

Budget discussion included concerns about increasing costs for septic service, legal expenses and utilities. It is also possible that taxes on reserves interest earned must also come from operating income. A Dues increase effective in June 2026 is included in the proposed budget.

Motion: Approve budget as adjusted for 2026.

Motion: Increase Transfer Fee paid by home buyer in escrow to \$300 from current \$100.

5. Compliance Violation

a. Lot 62 Easement – Owner has provided for gate access on east and west sides.

b. Lot # 65 Landscape – Owner to submit landscape plan before work commences.

c. Lot # 103 Lighting – Owner has turned off porch lights which have been on 24/7.

6. Adjournment