

Reserve at Gearhart HOA  
Board of Directors Meeting  
February 9, 2026  
Minutes

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

Owners: Don Wallace, Patty and Dave Clawson, Michael Meek, Deborah Teeter

1. Approval of Minutes: Board Meeting, December 11, 2025  
Approved unanimously
2. Member Comments: None
3. Reports:
  - a. President
  - b. Vice President
  - c. Secretary-Treasurer  
Marty reported that all dues are current except for two delinquencies for first six months dues. Notices with late fees will be sent.
  - d. ALRC  
Kathy indicated that the Committee continues to evaluate landscape proposals as they are submitted.
  - e. Facilities  
Don Wallace reported that the Drummond fire gate has been fixed. He indicated that when the weather improves the decking at the community building will be cleaned and window sashes repaired. Mark has repaired the fencing surrounding the back yard at the community building and the "at risk" signs have been removed now that we own the property.
4. Unfinished Business:
  - a. River Rock South Boundary Engineered Drainage and Hydrologist  
Mark has checked the utility well and there is blue tracer wire at the site. He has discussed the kind of potential drainage with the hydrologist who recommends looking for any engineering documents that might be available in City offices. Mark will do that.
  - b. Street Lights  
Parts have been ordered for the failed lighting and extra parts will be on hand for future repairs. Mark will arrange with J.J. Electric to perform the service. They are familiar with the fixtures and have serviced the previous outages.  
Motion: Engage J.J. Electric to perform street light repairs. Passed unanimously.
  - c. The Reserve and Highlands Golf Club fencing  
Attorney Christian Zupancic has been asked to give us an opinion on the easement and fencing issue in the Sheridan Court cul de sac.
  - d. Lot#1 Easement  
Marty will draft easement language to be transmitted to ZupLaw for creating a utility easement benefitting the HOA. The electrical line for the community building runs to a vault

on Lot 1 and its owners have agreed to establish an easement so that the line doesn't need to be moved.

5. New Business

a. Annual Meeting

Meeting must be held before the end of the first quarter of 2026.

Motion: Hold Annual Meeting on March 27, 2026 at 6 pm. Bob Chisholm Community Center, Seaside. Motion passed unanimously.

b. Nominating Committee

Scott Oliver has agreed to chair the Nominating Committee. Nominations and proxies will be directed to him. He will form a committee to conduct sign-in and ballot counting at the Annual Meeting.

c. Banking Recommendations for Operating and Maintenance Reserves

Marty reviewed efforts last year to separate Reserve investments into more easily discernable accounts for tracking of interest and to separate from operating. It was not achieved, though different financial institutions hold most of the separate funds. She recommends establishing an account with Raymond James and having them invest in CDs from their FDIC insured tier one banks, the most conservative investment option. Returns will be higher than what we are able to achieve locally and it will save board members the task of continually having to visit local banks to establish/expand a relationship. We already use four banks/credit unions in the area.

Motion: Establish relationship with Raymond James with the goal of investing in its FDIC insured tier one bank CDs. Accounts to be separated into Reserve Non-Septic and Reserve Septic. Transfer funds from USBank Savings to achieve full separation of operating and reserve accounts.

6. Compliance Violation: None

7. Adjournment