

Reserve at Gearhart HOA
Board of Directors Meeting

March 20, 2026

Minutes

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

Members: Virginia Dideum, Tom Kemp, Scott Oliver, Bonnie Callow, Michael Meek

1. Approval of Minutes: Board Meeting, February 9, 2026
Minutes Unanimously approved as drafted.
2. Member Comments:
Gini Dideum commented on the newsletter article concerning the Sheridan Court easements. She emphasized that the City of Gearhart has made efforts to create community-wide access.
Bonnie Callow recommended that the HOA Board be expanded to five members in order to increase participation in management decisions.
3. Reports:
 - a. President
Mark reported on the continuing street light failure issue and the necessity to carry an inventory of replacement parts.
 - b. Vice President (see ALRC)
 - c. Secretary-Treasurer
Marty reported that we have just received the draft of the 2025 financial review from Schwindt. She sees minor changes which will be reported to Schwindt personnel. Accounts have now been separated physically and financially so that monies in the two reserve accounts can be maintained entirely separately from operating funds.
 - d. ALRC
Kathy indicated that, as spring approaches, Owners will be reminded to seek permission for major landscape changes and to seek advice about what changes can be made without application and approval.
 - e. Facilities
Mark is contacting landscape companies to get information on sources for approved bark chips for playground area at the park.
4. Unfinished Business:
 - a. Lot #1 Easement
Marty presented draft parameters for the easement document. There is agreement that the drafted terms are sufficient. These will be communicated to Bruce and Deb Stephens,

Lot 1 Owners, for approval before they are submitted to ZupLaw Law Firm LLC for drafting the document.

5. New Business:

a. Approve Clubhouse Reservation Form Revision

The forms revision removes the indication that the backyard of the community building is not available for use. As a result of the completed land transaction, the HOA owns all of the backyard property.

Motion: Approve the reservations forms as revised. Approved unanimously.

b. Approve ABI Insurance Quote for 2026

Motion: Approve the insurance quote of \$10,490 for Insurance through ABI as broker, including a revised building earthquake evaluation. Other coverage remains the same as that for 2025. Approved unanimously.

c. Approve Revised Collections Policy

Motion: Approve the drafted revised Collections Policy. Terms remain unchanged except for a 15 day invoice notice, which results in a 45-day payment period before demand is made. Motion passed unanimously.

d. Approve Investment Policy

Motion: Approve drafted new Maintenance of Financial Accounts and Investment Policy with the addition of potential investment in 2-5 year US Treasury notes. Motion passed unanimously.

e. Approve purchase of more LEDs for streetlights

Board previously approved (October 2025) expenditure of up to \$6,000 for inventory of parts. No need to approve future parts expense until that limit is reached.

f. Annual Meeting Agenda

g. Board members discussed meeting agenda and who will give reports. Mark will chair the meeting. Scott Oliver will manage sign-in and voting as chair of the Nominating Committee.

6. Compliance Violation: None

7. Adjournment