

Reserve at Gearhart HOA
Board of Directors Meeting
June 4, 2026

Minutes

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

Members: Don DeVisser, Michael Meek

1. Approval of Minutes: Board Meeting, April 1, 2026
Minutes were unanimously approved.
2. Member Comments
Question was raised concerning the date for the annual meeting. The CCRs provide for the meeting to be held during the first quarter of the year. We schedule it as close to the end of the quarter as possible.
3. Reports
 - a. President
Mark summarized recent activity including the inspection of the wellheads by the new hydrologist, EVREN Northwest, replacement of the water heater at the community building, a reminder to residents about RV parking in driveways, and discussion with City of Gearhart personnel about major easements in the Reserve.
 - b. Vice President
Kathy reported under ALRC
 - c. Secretary-Treasurer
Marty provided a financial update and indicated that, given increasing costs, especially in the areas of septic service, insurance, and professional services, she believes it will be difficult to avoid a dues increase at mid-year.
 - d. ALRC
Kathy reported that the ALRC members will conduct a neighborhood wide lot survey on June 16th and note lots needing attention to landscaping issues. A general reminder has already been sent to all owners.
 - e. Facilities
Mark indicated that Don Wallace has repaired window trim at the community building and has fixed rotted posts on the playground structure.
4. Unfinished Business:
 - a. Bylaws and CC&Rs Review
 - i VF Law for Direction and Quote/Estimate
Vial Fotheringham attorneys are willing to advise us on restating our CCRs and Bylaws. Estimated cost for such an undertaking \$13,000-17,000.

ii Web Page Addition for Comment Collection

In order to keep residents fully informed of the effort to revamp the governing documents, a page will be developed for the website where owners comments and suggestions can be reported.

iii Process to Achieve

The board decided that the best way to proceed with revision is to form a committee of owners who have experience managing an HOA as a member of its board of directors. One member would be from the current Reserve Board. Suggestions were made to contact Sherrie Moen, Don Wallace and Dave Clawson. Don Devisser also volunteered. Marty will contact these owners and serve on the committee. Don Devisser will also serve.

5. New Business:

a. Park

i Play Structure

The park play structure needs replacement and was scheduled for 2025 in the Reserve Study. Don Wallace and Ken Olenslager have made it serviceable but replacement is necessary. Mark will begin to research options. Suggestion made to include Owner input for included equipment, especially from those who have toddlers as residents or guests. It appears that reserve funds accumulated for this component will not be sufficient to replace the current structure with something comparable.

ii Playground Bark Chip renewal

Bark chips under the current play equipment need refurbishing. Mark has researched certified options and sources. He recommends material available at Trails End Recovery. Motion: Approve expenditure up to \$1500 for bark chip replacement. Approved unanimously.

iii Park Benches and Picnic Tables

Park benches and picnic tables at the park and behind the community building need major refurbishing or replacement. Metal support structures are badly rusted. Brief discussion about appropriate options. No decision.

iv Signage Playground and Park

Mark presented draft examples of park signs indicating that the park is private and advising playground supervision.

Motion: Approve \$400 expenditure for three park signs. Passed unanimously.

b. Dues Confirmation

After brief discussion of current and projected financial status, the Board elected to raise dues.

Motion: Effective July 1, 2026, raise dues to \$600.000 per six month period per Lot. Passed unanimously.

c. Fence Owner Attachments

Board discussed labor costs for common fence repair. Major component is the cost for the repair personnel to remove pet wire and other attachments which Lot owners have installed.

Motion: Establish a charge of \$100 per fence section to remove/reinstall pet fencing wire and/or other attachments if Owner has not removed the wire or attachment prior to initiation of fence repair. Prior notice will be provided to Owners of projected repair period so that they have the option of completing the task themselves.

d. Landscape

Following review by the ALRC, landscape maintenance reminders will be sent to Owners whose lots need attention to maintenance/repair as provided for in the CCRs.

e. Develop a Procedural HOA Board Manual

Marty introduced the necessity to develop an operations procedure manual so that future Board members will have appropriate guidelines for conducting the business affairs of the Association. Areas needing information include financial procedures, home sale/escrow processing, ALRC requirements and evaluation practice, insurance renewal, reserve study review, CCRs violation procedure. Marty will bring a sample of a home sale process to the next meeting.

6. Compliance Violation:

a. Lot 116 Landscape

Neighbors continue to complain about the overgrowth and lack of maintenance on this lot. Mark and Kathy will continue discussion with the owner concerning appropriate remedy. If a fine is necessary because of non-compliance, it will not be excused as it was in 2025.

b. Lot 65 Violation

Owner was advised of requirement to obtain ALRC approval before major landscape revision. Trees were removed without permission. No plan for replacement has been received.

7. Adjournment