

**Surfland HOA Annual meeting
Saturday June 10, 2023**

Meeting minutes

The meeting was called to order at 2:05pm PDT on June 10, 2023.

Attendees include Board members: Rachel Johnson (President), Jeff Roth-Carter (Vice president), Sharon Snow (Treasurer), and Madur Dwarakanath (Secretary).

Other members attending were Pam Hawkins, Jerry and Elizabeth Golden, Julie Roth-Carter, Denise and Louis Ross, Alison Baker and Roger Chickering, Tony and Chanda Littles, David Sampson, JT O'Neill, John Johnson, Dianne Eckstein, and Jill Shaffer.

A round of introductions was conducted.

Updates and Committee reports –

Improvement committee updates –

JT O'Neill read the report on behalf of committee chairman Jim Kaldy.

- Improvement committee evaluates tree removal and construction/alteration of existing structures as designated in 1995 CCR.
- To make requests for tree removal and construction or alterations to structures, please send a description of the project to improve-com@surflandhoa.org
 - Allow 10 days to respond to tree removal
 - Allow 30 days to respond to construction requests
- You need to get approval for any tree over 6" in diameter.
- Any judgement provided by the IC that an owner disagrees with can be appealed for review by the Surfland executive board.
- Unauthorized tree removal or other CCR violations may be subjected to the current fine policy.
- The committee does not look for violations, but if someone brings a problem to their attention, they will check it out.
- The IC does not get involved with or mediate disputes between property owners.
- This year the committee approved multiple tree removals - mostly related to tree damaged and broken during wind & storm events as well as impeding hazard to structures. Also, tree removals associated with lot development have been approved.
- This year there are no current or ongoing lot development activities.

Surfland-Pacific Shores corporation (S-PS corp) updates –

Rachel Johnson read the report on behalf of Jim Kaldy (President of S-PS corp)

- Surfland-Pacific Shores corporation owns 5 lots at Grant creek between the 2 subdivisions that provide one of the 2 deed beach access. Primary duty is to pay the property taxes for these lots and to maintain the existing amenities.
- The biggest challenge is maintaining the amenities based on the revenue stream. The corporation would like to thank all generous donors.
- Several revisions were made to the park revenue being collected like harmonizing the way Surfland and Pacific Shore members pay their dues. Both neighborhoods have levelled the dollar

amount that each lot owner pays to increase revenue stream to help with deferred maintenance and increased expenses. Also, the executive board cancelled the TCB security surveillance resulting in large cost savings to the corporation. This will help address essential maintenance like the bridge over Grant creek, the handrails on the Pacific Shores side, and gravel in the parking lot, as well as continuing garbage services and blackberry control efforts. Other ideas and suggestions are welcomed.

- Last fall, a work party was arranged to fill the deep gullies on either side of the concrete ramp leading to the beach from the park. Many volunteered and it was a team effort, but special thanks go to Ray Kimball for designing trough to direct the concrete as well as trowel skills to work the concrete and arranging its delivery. A small gap on the north side of the ramp needs to be filled and can be done with a couple of bags of concrete.
- Strong encouragement for Surfland members to attend the S-PC corp annual meeting in August. Last year, quorum requirements were not met, and the executive board made decisions. Proxies are suggested if members are unable to attend in person. Communication will be mailed to all members for the next meeting in August 2023.

Beach Social updates –

Alison Baker provided updates related to the beach social –

- The beach social takes place on the Sunday a week after Labor Day weekend. This year, that is on September 10th. It's an outdoor event. All are welcome and encouraged to bring a dish to share.
- The beach committee usually grills some fish and provides wine, beer, soft drinks and water along with trash cans.
- It starts around 1pm and goes on till about 4pm or until everyone is too drunk (whichever comes first).
- Ex-Surflanders Michelle & Bob Johnsons are coming back with all the gear and making this their annual visit to the neighborhood. Roth-Carters are the custodians of the grill.

Wood and Weed events update –

Denise Ross provided an update related to the Wood and weed event –

- Wood and weed removal party will occur on the Saturday of Labor Day weekend. This year that is on Sep 3rd, 2023.
- A dumpster will be provided and parked by the Surfland "circle"/amenity (on Jill Shaffer's property – Thanks Jill for letting us use this space for this weekend!). Homeowners can use this dumpster to get rid of any vegetation and ivies. No junk, no food scraps are allowed.
- Volunteers are encouraged to get rid of any ivy growing on their property and also help other neighbors with this if the homeowner needs help with ivy removal.
- Also planned is the clean-up of the trail leading to the beach from Surfland street. This work can be done but requires volunteers.

John and Rachel Johnson informed that Thompson's won't service any garbage bin that is not linked to a property owner's account as per their experience of placing a neighbor's trash bin on their property.

Road District updates -

Louis Ross provided an update about the Road district.

- The Road district committee is made up of 3 Surfland members who are formally elected in Lincoln county. Funds for the road district come from the tax revenues collected by the county and allocated to the committee members who serve as fiduciaries.
- The last road district project was about a year ago.
- Paved half of Abalone street, It's in good shape and paved the front except for few feet towards the end of Abalone street.
- Road district budget meeting – Haven't decided on spending for this year yet. Budget meeting is in spring, and everyone is welcome to attend.
- Street sweeping – Budgeted to allow road district to pay for one street sweeping. Proposed Surfland HOA to fund for the 2nd street sweeping for this year. The last sweeping was done just before a storm - this was a lesson learnt.
- Road district facilitates with removal of leaning trees that might fall – decision and responsibility is of the homeowner.
- The tree on Ethan Wilson's property on the road going down to the beach had fallen and blocked the road to the beach. This happened on a trash collection day. Alison Baker appreciated the time and effort put forth by the road district and volunteers to cut the fallen tree and clear the road going down to the beach.

Budget updates –

Sharon Snow provided an update on the budget.

- The proposed budget was mailed to the members.
- Actuals for Yr2022/2023 overspent by \$2200.
- No contribution from Surfland-Pacific Shore corporation.
- Big expense this year was for attorney fees related to a bad issue with a lot owner.
- Next year's dues collected amounted to \$6400 as of today.
- Professional fees for attorney and other services related to the bad lot owner issue expected in next year's expense. Denise Ross questioned if this was necessary. These service fees will be collected from the lot owner as part of the expected lien on the lot.
- Budgeted Income - \$7180, fixed expense – kept in line with previous year, Liability insurance to protect the HOA board and community, \$800 budgeted towards garbage and debris removal – including the trail and wood-weed weekend, Advertisement/Website fee to keep the website in order.
- Alison Baker informed about her experience with First Security Bank currently offering higher percentage for CDs for 4.5 months. Sharon informed she is in contact with existing bank for CD rates and will research First Security bank's offer for CDs.
- David Sampson observed the budget for security was \$0. This is because the security patrol service is no longer used. The budget for security was partially funded with Surfland-Pacific Shore corporation. During last year's HOA annual meeting, it was decided to discontinue TCB security service. Lesser security incidents in the past few years were observed that led to the decision to discontinue security patrol. The possibility of rehiring the security service is available if incidents starts to come up.
- Motion to move to approve the budget was called.
 - Louis Ross approved, Alison Baker seconded.
 - All present agreed and the proposed budget was approved.

Alison Baker appreciated Sharon Snow (as Treasurer) and Dottie Kimball (as Secretary) for their long and dedicated service to the HOA board. All present in the room agreed and a round of applause for both.

New business -

HOA Board vacancy and re-elect current board members –

- With Dottie Kimball resigning as Secretary in Feb 2023 and Madur Dwarakanath taking over the role, the board has a vacancy for Member-at-large. Denise Ross agreed to volunteer for this position. Pam Hawkins seconded and everyone in attendance agreed and appreciated Denise for this service.
- Alison Baker moved to re-elect the current members to the board. Denise Ross seconded, and everyone agreed. Re-elected members of the board include – Sharon Show (Treasurer), Rachel Johnson (President), Jeff Roth-Carter (Vice president) and Madur Dwarakanath (Secretary)

Concerns about dogs in the neighborhood –

- Dianne Eckstein voiced concerns with information she received about unsupervised dogs of a homeowner whose property is nearby the road leading to the beach. The concern was she has family with kids visiting and is afraid about the unsupervised dogs being aggressive to families with kids walking down the road to the beach.
- John Johnson recollected a past incident with the aggressive dogs and suggested documenting any similar situation and to call the non-emergency police line or animal control. Others recommended carrying bear spray/ Rachel Johnson suggested gel mace to avoid blow back due to the wind.
- Rachel Johnson is sending a letter to the homeowners with the aggressive dogs with her contact number to start a conversation about this as several other neighbors have also experienced unpleasant encounters with these dogs. Rachel is also sending mail to another homeowner whose two dogs (both elderly) have been observed jay walking on Surfland street.

Chanda Littles had a question about how many permanent owners stay in the neighborhood compared to part-time owners/vacation rental ownership.

- Rachel Johnson calculated that 60% were vacate/part time owner/vacation rentals and 40% were full time residents (including homeowners and long-term renters)
- Sharon noted that with the new county regulations related to VRD's, the vacation rental count in the neighborhood should start to go down.
- The discussion turned towards how Surfland HOA tried to initiate a ballot to update the CC&R to regulate the vacation rentals in the neighborhood a few years ago. Even though there was a majority vote in favor of this initiative during the annual HOA meeting, the initiative failed because a majority of the lot owners is required to make changes to CC&R and not the majority of the attendees attending the HOA meeting who voted in favor.
- Alison Baker brought up that she was present when the new By-laws in year 1995 was adopted. The By-laws was passed but was never officially proposed and approved as a quorum was not available.
- Alison proposed to update the unapproved By-laws to include vacation rental regulations along with a strong initiative drive to collect proxies for next year's HOA annual meeting to satisfy the quorum requirements and to approve the By-laws.

- Dianne Eckstein proposed Alison Baker to head the By-laws committee. Alison agreed to head the committee on condition that a few others join the committee. Louis Ross agreed to volunteer with this committee. Alison proposed Madur Dwarakanath to join the committee as it would be helpful to get access to required documents from the past HOA meetings for review. Madur agreed to join the committee.
- Pam Hawkins suggested everyone should work more diligently to get proxies from other house owners who are unable to attend the HOA meeting in person.

No further topics were available to discuss. Motion to adjourn the meeting was called and seconded.

The meeting was adjourned at 3:20pm PDT.