Surf land Resident's Association Annual Meeting

Held:  Saturday June 13, 2015 from 1:30 to 3:30 at the South beach Community Center

Jim Kaldy, President, called the meeting to order. There were introductions of the Board members and attending property owners.

Announcements: Jim announced that the Toledo transfer station was now charging $8.00 per cubic yard for dumping yard debris. There has been no charge in the past.

Minutes: The minutes from the 2014 annual meeting were read and approved as read.

Reports

Sharon Snow, Treasurer, reported that this is the first year we have overspent. This was by design as the HOA gave the Surfland Road District a $2000 gift and a loan of $3000, both approved at the 2014 annual meeting. This enabled the road district to pave the road to the beach at the south end of Surfland Street. The loan has been repaid. She also reported that the money market account has been closed due to bank charges. That money has been transferred to the checking account.

Improvement Committee:
Jim thanked David Sampson and Roger Chickering for their work on the Improvement Committee this past year. He reported there was one fence request and one new construction request, both approved as requested. There were 10 tree removal requests. 39 trees, mostly dead trees, were approved. 6 live trees were denied. All property owners should have received the updated guidelines for tree removal as these were sent out with the dues statements. There was a question concerning the definition of the term shed used in the guidelines. That will be decided on a case by case basis.

Road District:
Louis Ross, Treasurer, reported that the paving done this past year was the beach access road at the south end of Surfland South. He explained that the road district budget is decided by a budget committee made up of three road district board members and three community members.
The road district is receiving quotes from Road and Driveway for some upcoming projects.

Surfland pacific Shores Corporation:
Louis Ross, President, explained that this corporation owns the 5 lots at the end of Surfland Street South.  Every property owner in both Surfland and Pacific Shores pay dues to this corporation to pay the property taxes and the upkeep of the park area. The parking area was re-rocked and the blackberries were trimmed back this past year. The blackberry trimming will have to be done on a yearly basis to keep them under control. Lloyd Grantham continues to volunteer to mow the grass regularly. Someone has traded rock at the parking area, taking some of the crushed rock and leaving river rock in its place. Louis said he will look into the matter.
At this time Louis mentioned that anyone interested in getting gravel for their property to see him after the meeting. He suggested that if several property owners go together and purchase a load, it would be cheaper.

Old Business:
Jim thanked those who volunteered this past year: the Board members, David Sampson, Roger Chickering Improvement Committee, Lloyd Grantham for the mowing of the park, Alison Baker and Michelle Johnson for organizing the annual beach social, the officers of the Surfland Pacific Shores Corporation, and Julie Meyers and Emma and Barry Compton for helping to maintain the trail to the beach.

A discussion was held in regards to the revision of the by-laws. Cliff Collard, the HOA lawyer, advised the association last year that the bylaws were in need of revision to bring them into compliance with current Oregon State Statutes. At the 2014 annual meeting the members gave the go ahead to get them revised since they had not been updated since 1974. All property owners received a copy of the suggested revision and an explanation of the changes with their dues statement. The lawyer stated that to adopt the new bylaws a majority of the property owners would need to be in favor through a vote.
A motion was made and seconded to accept the bylaws as amended and presented. A vote was taken and the motion was passed with 64 votes in favor and 0 against.  The revised bylaws will be signed by the HOA president and secretary and registered with the Lincoln County Clerk.

New business:
Sharon presented the proposed budget for 2015 - 2016. After a discussion a motion was made, seconded and passed to accept the new budget as presented.

Denise Ross reported on last year’s successful yard debris clean-up and asked property owners if they would like to continue it this year. The response was favorable.  Linda Gast and Denise would also like to start an "Ivy League" group to rid the neighborhood of ivy which is taking over in some locations.   A motion was made, seconded and passed to have a debris day with or without an "Ivy League". Since the chipper is the most expensive item and ivy cannot go through the chipper, it was suggested that a chipper be rented for one day only and two dumpers rented, one for chipped debris and one for ivy. Dates will be announced along with more information.

Louis Ross explained a possible reorganization of the Surfland Road District. The Road District collects approximately $7000 in taxes and about 25% goes to administrative costs. Would it be a better option to have the HOA oversee the road, both cost and time wise? Dues could be raised to cover the necessary funding for the roads and possibly less time would be spent on the paper work. Several concerns were brought up. Property taxes are deductible, HOA dues are not. Who would oversee the collecting of the dues? Currently, funding comes from property taxes. Would there be added attorney fees?  Also, there were questions concerning insurance issues. Louis stressed that there was no decision to be made now, just something to consider and study, possibly forming an exploratory committee. A motion was made, seconded and passed to study the idea.

 Alison Baker, Nayla Silwones and Lynette McDougal volunteered to organize the annual Beach Social for this year.

Jim encouraged anyone interested in being on the Improvement Committee to contact him. Roger and David agreed to be on that committee again this year.

Elizabeth Golden explained what the Emergency Response Team (CERT) does and that it was once active in Surfland. She is going to head up a reactivation of that group. She passed around a signup clipboard for anyone interested in being a team member.

Nominations for officers for the coming year were opened. Jim is stepping down after eight years on the Board. The four other Board members plus JT O'Neill were nominated. A motion was made, seconded and passed to elect the five nominees. The new Board members are as follows: Denise Ross, Jack Hamilton, Sharon Snow, JT O'Neill and Dottie Kimbell.

The meeting was adjourned.

Respectfully submitted,