

1. Meeting started by Richard Boyles, President Sahhali South Homeowners Association. Meeting held at Sahhali South. Our host was Valerie Foster and Rupert Fersch.
  - a. In attendance were the following:
    - i. Richard Boyles, representing Sahhali South LLC as Declarant, lot owner and as Declarant appointed President of the Sahhali South Home Owners Association (the "HOA"),
    - ii. Whitney Boss, Secretary of the HOA.
    - iii. Joyce Simpson
    - iv. Bari and Trina Johnson
    - v. Valerie Foster and Rupert Fersch
    - vi. Gunther and Waltrud Hoffmann
    - vii. Ken and Kathy Cumings
    - viii. Stephanie Sammons

The meeting began with Mr. Boyles reminding the homeowner's that the meeting would be rather informal as the meeting is not required until 75% of the lots are sold. The meeting is a courtesy and a good business practice. We want to know what the homeowner's think and although we are not always able to grant every request we are truly interested in hearing from our homeowner's.

Old business and update:

**Building program** was discussed in great detail. The declarant stated in 2013 that he had hopes for being able to locate a builder for a townhome building start in 2014. Hammond's Construction and Mr. Boyles have been developing plans and the builder has provided a bid to build that is currently being reviewed with the hope of getting started this year. The plans that are being used are the same ones that were used by Butterfield Homes to build all of the existing homes in Sahhali South and the CCR's as well as the land use approval is very specific as to what can be built. The look that is described in the CCR's will be maintained going forward, whether Declarant is building a spec home or homes are being built for others. The character of the development will remain consistent. Declarant has been in contact with several real estate professionals to monitor the market and if the market is starting to improve. Once Mr. Boyles has fully reviewed the bid from the contract, he will make a determination if this is the year to get started or if perhaps the home building should wait till another year.

**Landscaping** was discussed in detail. Landscaping maintenance on vacant lots was discussed as well as the scope of work for the landscapers. Whitney Boss informed the group of the restrictions on manicured landscaping imposed by the CC&Rs, the frequency of the landscaper and the portion of the year in which the landscaper is present on site. Hughes Manhour Services is on site once a month from March to October. There was further discussion about maybe having the service twice a month during the height of the growing season or as necessary.

**Trail Maintenance** was discussed. The main trail has become narrower in some places. Whitney Boss will contact the landscaper and get it widened. A suggestion was made to maybe place the chips from

the alders on the trail, especially in the really wet areas. Mr. Boyles will take this under consideration. In the area where there are two underground springs, the request was made to put some wood planks in this area so that the trail is easier to maneuver, and Mr. Cumings said he would be happy to do that work, and Mr. Boyles said he would pay for the materials.

**Blackberries** were discussed and are becoming invasive in spots. Mr. Boyles polled the group to determine if anyone had a problem with the use of chemicals to control these. No one had an issue and Mr. Boyles assured the group that the chemicals will be used pursuant to manufactures instructions.

**Alders.** The volunteer alders at the property were discussed. Mr. Boyles indicated that the developer would undertake alder control measures on the lots owned by Sahhali South, LLC with a completion date of September 15. Individual owners are responsible for alder removal on their lots.

**Other Trees:** Other types of trees were discussed and the size and possibility of them blocking views. Some are currently blocking the sunset views for the Johnsons. Mr. Boyles was asked if they could be removed and or topped. Mr. Boyles responded that topping trees typically results in an eyesore that is contrary to the aesthetic qualities in the CC&Rs.

**Signage.** Signage for the property was discussed. Mr. Boyles stated that signage will be updated including the big signs that face the highway.

**Trespass and the use of the trail and common areas by others** was discussed. Signs were placed last year and Joyce Simpson informed us that they are now missing. They will be replaced the next time Hughes Manhour is on site.

**Webpage** was discussed for marketing as well as video that Butterfield Homes used in its sale program. Mr. Boyles agreed that for sale purposes the developer plans to develop a website. The website will be targeted to information of interest to potential buyers and some of the content will be useful to the HOA and its members, such as CC&Rs, information regarding the septic system, etc.

**Step System and Financials** were discussed. Whitney Boss informed the group that the STEP system is functioning as it should, the testing requirements for the various bodies of water and the retention pond were reduced last year due to the lack of homes connected to the system. The system has some minor issues due to lack of flow and lack of homes connected but this is a remote reset issue in that they are having to remotely reset the system more often than they would if all the lots were built out. This is not causing additional wear and tear on the system. Whitney Boss provided a year end reconciliation budget for 2013 and a budget for 2014. Also provided was a balance sheet as of 5/31/14 and 2014 Dues breakdown. The HOA operations budget is and has been running a deficit. For 2013 that deficit was 8,209. Sahhali South LLC continue to fund the deficit through a promissory note process which will be paid back when there is enough lots sold to do so.

Dogs and Leashes was discussed. Joyce Simpson stated that there are quite a number of dogs on the property that are not being leashed. Although the other homeowner's do not see this as an issue at this

time, the requirement to leash dogs and clean up after them is stated in the CCR's at 8.3.3. Please be aware that this may become an issue in the future as more and more homes are built out.

Sahhali South HOA

Action Items from Meeting June 21, 2014

Updated 7/14

- Signage
  - a. 4 sale sign at Pelican Point
  - b. Renew existing For Sale signage at entrance; replace diagonal on sign from Time to Buy to **New Construction**
  - c. Renew/replace the individual lot number signs
  - d. Lot Signage on pelican point
  - e. Replace street sign for Tye loop
- Flags for big signage
- Webpage-*brooks will work on this*
- Fire Lane-I have spoken with the fire marshal for Tillamook County. Pursuant to our development approval the fire lane must be utilized only as fire lane. It cannot be used for general traffic. No we cannot remove the gate/bollards. They have Knox locks on them and only the fire department has the key. *Request a 90 day window to re powder coat gate and bollards. Timing will be determined by Richard. Whitney to make the written request. (HOA pays)*
- ~~Path Width~~- spoke with ken about this, and he will widen where he can.
- Alder work- spoke with ken about this work, and he is finishing up two projects here and will be able to get on the alder work. He believes they can do this. Underway, going back this weekend 7/19.
- ~~Google Earth~~ pic of sahhali to assist ken in performing alder work.
- ~~Path Chips~~
- ~~Blackberry~~ (chemical) *I Spoke with Ken about this he will begin this work the next time he is at Sahhali. First week or so of july*
- Video of Sahhali South *found it and will be using it*
- ~~Email information for Sanitarian~~
  - a. Review information in Sahhali Shores Step information, requested additional maintenance information for the homeowners, work to adopt a step policy
- ~~Distribute copy of Step system information from Vacasa rental agreement, if approved. Call Vacasa to determine if they have the step water information in their rental agreement for sahhali South. If not ask them to ad it, also provide information to fox rentals.~~
- ~~Review Step information from Sahhali Shores.~~
- Distribute meeting minutes when complete
- ~~Bari Johnson~~ share new contact information for all homeowner's he is getting a number of bounce backs.
- Fire pit at Simpsons home 200ft from Gunther and Trudy's. Check code.
- ~~Email Joyce about street entrance repair~~

*Bridge repairs completed*

*HOA mowing  
meeting min.*

*Sarah A - permit time*

**Sahhali South HOA  
2014 Dues Breakdown**

Date Billed	Owner	Lot #	Total Charged	Reserve (2200)	STEP Reserve (2210)	Operating (4001-0)	Paid
1/1/2014	Dr. Robin S Kates and Dr. Amy Ruth	7	2,160.00	586.80	565.08	1,008.12	2/6/2014
1/1/2014	Bari and Trina Johnson	8	2,160.00	586.80	565.08	1,008.12	1/24/2014
1/1/2014	Merrill & Elynor McPeak	26	2,160.00	586.80	565.08	1,008.12	12/31/2013
1/1/2014	Ken and Kathy Cumings	27	2,160.00	586.80	565.08	1,008.12	1/6/2014
1/1/2014	Christine Hauptmann	28	2,160.00	586.80	565.08	1,008.12	1/11/2014
1/1/2014	Nicholas and Mary Sammons	29	2,160.00	293.40	282.54	504.06	12/31/2013
	Peter and Stephanie Sammons			293.40	282.54	504.06	12/31/2013
1/1/2014	Cheryl L. Sully	34	2,160.00	586.80	565.08	1,008.12	12/24/2013
1/1/2014	Christopher A. and Christine M. Diani	35	2,160.00	293.40	282.54	504.06	2/3/2014
	Gunther and Waltrud Hoffman			293.40	282.54	504.06	12/19/2013
1/1/2014	Gary D. and Joyce M. Simpson	36	2,160.00	586.80	565.08	1,008.12	1/30/2014
1/1/2014	Ron and Lynell Bohr	37	2,160.00	586.80	565.08	1,008.12	1/30/2014
1/1/2014	Valeri Foster and Rupert Fersch	42	2,160.00	586.80	565.08	1,008.12	1/16/2014
1/1/2014	Valeri Foster and Rupert Fersch	43	2,160.00	586.80	565.08	1,008.12	1/16/2014
			<b>25,920.00</b>	<b>7,041.60</b>	<b>6,780.96</b>	<b>12,097.44</b>	<b>2014 Total</b>

\* terms Net 15 days per WB

\*numbers generated per spreadsheet provided by Greg