

Sahhali South HOA meeting minutes 2015.

June 6, 2015. 10:00 am.

1. Meeting started by Richard Boyles, President Sahhali South Homeowners Association. Meeting held at Sahhali South. Our host was Ken and Kathy Cumings.
 - 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. Bari and Trina Johnson
 - iv. Valerie Foster and Rupert Fersch
 - v. Gunther and Waltrud Hoffmann
 - vi. Ken and Kathy Cumings
 - vii. Stephanie Sammons
 - viii. Drs. Amy Ruth and Kates.

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. The home will be completed approximately September 2015, and is currently on the market for 560,000.

Landscaping was discussed in detail. Landscaping maintenance on vacant lots was discussed as well as the scope of work for the landscapers. The twice a month maintenance during the summer months is appreciated by the homeowners. Whitney Boss informed the HOA members that the landscaping scope of work would go out to bid this year. It was also discussed that utilizing the same company as Sahhali Shores may create some savings for both associations.

Trail Maintenance was discussed. The main trail has been widened pursuant to requests from last year's meeting. The homeowner's are happy with the progress in this matter. The trail leading from space 23/24 needs some alder work which Whitney will discuss with the landscapers.

Alders. A lot of alder work has already been performed and is continuing. The homeowners expressed their pleasure with the new process.

Webpage was discussed and the homeowner's like the website and although everything they were looking for was not easy for them to find, Whitney was able to show them where the items they were looking for were on the website.

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.

Budget: Each line item of the budget was discussed in detail by Mr. Boyles.

Meeting adjourned.

Scope of Work for Landscape Maintenance at Sahhali South

Sahhali South is a 75 acre upscale townhouse subdivision in Neskowin, Oregon. The developers of the property have gone to great lengths to ensure the foliage on the property is maintained in as natural condition as is feasible. There are several pieces and parts to this scope work and each will be addressed separately.

1. Landscape maintenance to include:
 - a. Mowing of street frontage throughout the subdivision to a maximum distance of 10 feet from the curb. Including the cul de sac of lots at Pelican Pt. Rd.
 - b. Mowing and maintaining all common areas.
 - i. Approximately .5 mile of nature trail; along with trimming/and or removal of small alders along the trail.
 - ii. Common areas as you enter the property on the North West corner of Proposal Point and Heron View Drive. (Open space A);
 - iii. Common area located just south of lot 1, between lot corner and the driveway for lot 13 (open space);
 - iv. Small open space between south edge of Vanora Street and lot 39. (single family residence behind this area)(See map Area B);
 - v. Area at north line at intersection of Tyee and Proposal Pt. (See map for Area C)
 - vi. Weed abatement, blackberry treatment, scotch broom removal and control, tansy wart control in all common areas
 - vii. Weed abatement, blackberry treatment, scotch broom removal and control, tansy wart control on all sides of the roadways. (the area that is mowed)
 - viii.
2. Step System areas for maintenance to be done once per year:
 - a. Mow/ cut alders from inside fenced area for Step system treatment facility components on west side of trail;
 - b. Mow drain field, Tax lots 800 and 801. The drainfield area is West of the split rail fence. The property is at the top of Sherzinger Drive on the right, just past the house with the putting greens.
 - c. Repair of split rail fence as needed on tax lots 800/801

Project Proposal/Contract

Customer: Sahhali South HOA, Whitney Boss- Project Manager, Sycan
Contact info, HOA- Whitney Boss,541-501-7249. Hughes MLS, Ken Hughes,
541-543-5371

Work site: Sahhali South, Neskowin Oregon

Objective: Annual Maintenance of common use area's to include mowing/ trimming the nature trail and the street sides as needed up to twice per month during the growing season, collecting and disposing of all trash and replacing the bags in the trash cans located at each of the nature trail's two rest areas;

Details: the maintenance services commence in March of each year and finish in October. This agreement may be altered anytime that both parties agree to do so.

Duration of contract: 24 months beginning 12/31/2015 until 12/31/2017,

Proposed cost: \$1,250 per month of maintenance service. 8 mos x \$1,250=\$10,000 per year.

Hughes MLS will mow the drain field on tax lots 800/801 once per year for the amount of \$1600.00 per year. This work will be completed in July of each year.

Notes: Hughes MLS will mow all undeveloped lots at this location for \$50.00 per lot once per year unless both parties agree to alter this schedule. This agreement supersedes and nullifies any previous agreement/s signed and initiated concerning Sahhali South maintenance during this time period.

Sahhali representative _____ Date _____

Hughes representative _____ Date _____

Witness _____ Date _____

Thank you for considering Hughes MLS for this work.

Whitney Boss

From: Excellence Inc <excellenceinc@hotmail.com>
Sent: Monday, November 02, 2015 10:06 AM
To: Whitney Boss
Subject: Sahhali South Neskowin, OR

Greetings Whitney,

Here are the prices for the contract we are proposing for a 2 year contract concerning Sahhali South.

Monthly Maintenance per month \$1800.00 . We would like additional \$1000 first month to bring the common grounds up to standards. The trails and common areas need trimmed and widening badly.

To mow the drain fields one time per year would be \$1600 and to mow the 2 home sites adjacent to the drain fields would be \$450 for the 2 lots and clean up.

We would repair fences at \$45 per hour plus materials, we upcharge on materials 25% added to our costs.

We would mow or cut down the approx.. 50 vacant lots 2 times per year for \$ 250 per lot per time of service.

If you have any questions or concerns please contact me so we can get this contract signed and ready to go for January 1st 2016.

We do charge for bark, plantings, sprays if needed and dump fees if goes over \$50 per month.

541 921 0386

Best,
Gregory Wescott-President
Excellence, Inc.
1415 NW HWY 101
P.O.Box 1255
Lincoln City, OR 97367
Tel: 1-541-994-9340
Email: excellenceinc@charter.net
Web: www.excellence-inc.net

Whitney Boss

From: Excellence Inc <excellenceinc@hotmail.com>
Sent: Monday, November 02, 2015 10:06 AM
To: Whitney Boss
Subject: Sahhali South Neskowin, OR

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Best,
Gregory Wescott-President
Excellence, Inc.
1415 NW HWY 101
P.O.Box 1255
Lincoln City, OR 97367
Tel: 1-541-994-9340
Email: excellenceinc@charter.net
Web: www.excellence-inc.net

$$\begin{array}{l} 1800 \times 5 = 9,000 \\ 1800 \times 2 \times 3 = 10,800 \end{array} \left. \vphantom{\begin{array}{l} 1800 \times 5 \\ 1800 \times 2 \times 3 \end{array}} \right\} 19,800$$

1600 for field
900 for 2 lots

$$250 \times 50 \quad 12,500 \times 2 = 25,000$$

Ken 16,250

1600 for field

50 x 50 = 2,500 for vacant lots

200 for 2 vac lots at seaherzing

General Ledger Detail Report

SAHHALI SOUTH HOMEOWNERS ASSOCIATION (SSH)

Detail Postings for Period 01 Thru 12 Ending 12/31/2014

Account Number/Description	Period	Date	Journal	Source	Batch	Beginning Balance	Debit	Credit	Net Change	Ending Balance
9000-0						0.00				
INTEREST EXPENSE										
01	1/31/2014		RE-000011	G/L	00001		117.31			117.31
Comments: INT/To accrue 1 month's interest on Note										
02	2/28/2014				00001		105.96			223.27
Comments: INT/To										
03	3/31/2014									340.58
Comments: INT/To										
04	4/30/2014									454.11
Comments: INT/To										
05	5/31/2014									571.42
Comments: INT/To										
06	6/30/2014									684.95
Comments: INT/To										
07	7/31/2014									802.26
Comments: INT/To										
08	8/31/2014									919.57
Comments: INT/To										
09	9/30/2014									1,033.10
Comments: INT/To										
10	10/31/2014									1,150.41
Comments: INT/To										
11	11/30/2014									1,263.94
Comments: INT/To										
12	12/31/2014									1,381.25
Comments: INT/To										
								0.00	1,381.25	1,381.25
								0.00	1,381.25	1,381.25

Sycamore to Sahhali Shores Consolidated Road access for all of Sahhali Dr - Tyce Loop

559,000

NOT correct ownership over 405/

Shared access agreement for Shores North, South

TILLAMOOK COUNTY ASSESSOR
Real Property Improvement Summary Report
 FOR ASSESSMENT YEAR 2014

*Buildings on
 lot 1 Sahkati
 north*
 9/24/2015

Account # 257947
Map 5S1113DD00100
Situs Address 44550 HWY 101 S COUNTY
Mailing Address SYCAN B CORP
 840 BELTLINE RD SUITE 202
 SPRINGFIELD, OR 97477

Deed Reference # 2002-410167 (SOURCE ID: 437-306)
Sales Date/Price 7/10/1998
Appraiser RANDY WILSON
Inspected 5/1/2014 / No

IMPROVEMENT

SITE	BLD #	CODE AREA	YEAR BUILT	EFF YEAR BUILT	COMPLETE %	% Good	+/-	LIVABLE SQFT	RMV
1	1	2210	1992	1992	100	38		1800	8,530

STAT CLASS 346 - GENERAL PURPOSE BUILDING

FARM BUILDING

DESCRIPTION	CLASS	SQFT	SIZE TYPE
GENERAL PURPOSE BUILDING	5	1,800	S
GPB GRAVEL FLOOR		1200	
GPB WALL HEIGHT VARIATION			12

ACCESSORIES

DESCRIPTION	EFF YEAR BUILT	SQFT	SIZE TYPE	QUANTITY	RMV
ACC DOOR - SLIDER	1992	144	S		166
ACC DOOR - SLIDER - MINUS	1992	120	S		-139
Total Accessories RMV					27

DESCRIPTION: GPB5

Balance Sheet
As of 12/31/2014

SAHHALI SOUTH HOMEOWNERS ASSOCIATION (SSH)

LIABILITIES

ACCOUNTS PAYABLE	673.19
ACCRUED INTEREST	9,417.94
NOTE PAYABLE - DECLARANT	42,500.00
COMMON AREA RESERVE	51,422.38
STEP SYSTEM CAPITAL FUND	40,685.76

Total LIABILITIES: 144,699.27

NET ASSETS

DECLARANT CONTRIBUTION	6,282.74
NET ASSETS - CURRENT YEAR	(18,173.93)
NET ASSETS - PRIOR YEAR	(110,199.43)

Total NET ASSETS: (122,090.62)

Total LIABILITIES & NET ASSETS: 22,608.65