Oceanview Estates Owners Association
Annual Meeting Minutes
January 21, 2025, 5:00 pm

1. **Call to order**. Darren called the meeting to order at 5:09pm
   Roll Call. Directors Present - Darren Horst (President), Larry Davis (Treasurer), Paula Harting (Secretary), Ian Parrish (board member)
   Owners Present: **19 properties represented, 22 people in attendance**
   We have a quorum

2. **Proof of notice of meeting** Paula provided 'Proof of Notice Affidavit' that was notarized on January 21, 2025.

3. **Reading and disposal of the January 2024 annual meeting minutes**
   The minutes from the 2024 Annual Meeting were reviewed and discussed.
   Upon a motion to accept the minutes duly made by Collette Parsons and seconded by Jack Maris, and carried unanimously, it was RESOLVED to approve the 2024 Annual Meeting minutes.

4. **Election of Board Members** The board has 2 open positions for 2025. Nominations from the floor were opened. Larry nominated Darren, Darren nominated Brenda and Ian nominated Bill Sebastian to be included in running for board position. There were no further nominations. Darren, Bill, and Brenda spoke to attendees regarding their background. Ballots were distributed and attendees were asked to list the 3 names and to circle the 2 they desired to fill the 2 open board positions. A collection box was circulated to collect the ballots, including the returned proxy ballot votes. Collette Parsons and Brooke Rowland volunteered and counted the ballots. The votes were reported as: **Darren 23, Brenda 16, Bill 9.**

5. **Officer Reports**
   Treasurer Report Larry Davis– Financial Statements and Budget had been distributed and reviewed. A question was raised regarding 'Other Revenue' of $500 for 2024. Larry explained that this was from Estopppel fees that are collected when a property changes to new owner. A question was raised on the 'Contracted Services' from 2024 and 2025. Larry explained these are for lawn/green areas and irrigation repair and the reason for the differences were due to a new contractor for 2025. A question was raised for 'Landscape Improvements' for 2025, which will be used for the front entrance plantings. A question was raised on the increase in 'Water and Sewage' for 2025, this was due to 2024 being less than expected due to irrigation outages. Covenant expenses were discussed regarding the breakdown of spending. By-Laws will also need to be updated in the future. There are 13 outstanding dues payments.

6. **Committee Reports**
   - **ARC** Collette Parsons –There were 9 ARC submissions from April to the end of the year. All of them were approved.

   - **Pond and Landscape Committees** Ian Parrish – Damage was done by IQ Fiber, and AT&T also did work that disturbed the landscaping. Some of the damage was reimbursed. Ian has provided a comprehensive plan which is available on the website. Ian gave a brief overview of the plan and pond recommendations. Service contracts have been renegotiated, which resulted in savings. There is a design document for the front and rear entrances. Volunteers are encouraged. Liberty is the contractor for the grass/plantings. A question was raised regarding previous experience with Liberty of plants dying, being replaced then dying again and not replaced. Are there precautions to prevent this from happening again. Ian explained various causes and what is planned to prevent this in the future. Question regarding contractors being insured, Ian verified that they are.

7. **Old business**
   - **Update on Covenants changes** –There are 42 responses to the covenants redraft. At least 48 yes votes are required to pass any amendment. Owners were encouraged to send them in. The board will follow up to encourage these to be returned. Bylaws will need updating as well. A question was raised as to if there was any deadline to send responses back. Larry replied that the homeowners were requested to return within 90 days. December 10 was the initial date they were sent out. A question was raised regarding that a non-response is counted as a ‘no’ vote. A non-response from an owner has the effect of a no vote but will not be recorded as a no vote. We would rather get the votes returned so we know how an owner feels.

8. **New business - none**

9. **Darren Horst comments –** all homeowners are encouraged to attend board meetings. A question regarding the time of the board meeting being able to be held in the evening vs during the day. The bank does not charge us for using the meeting room, so they have been during bank hours. Suggestions as to where we could meet evenings without incurring an expense were requested. Some owners said 5:00 pm would be better for attendance.

10. Adjournment - **Upon a motion to adjourn the meeting duly made by Collette Parsons, seconded by Brenda Singer, and unanimously carried, it was RESOLVED to adjourn the meeting at 5:53pm.**