

Polo Ridge Homeowners Association
Annual Meeting: 10/08/2023
Meeting Minutes

2:05p – HOA President Brian McCarthy calls meeting to order.

Members Present: Singh, Shelton, Bowman, Link, McCarthy, Boissea, Olson, Brinkman, Plamondon, Short, Davis, Thomas, Jacobsen, Vogler, Fregoso, Long, Paulsen, Nelson, (Rowland)

Members Present via Zoom: Greer/Isun, Sampson, McKechnie

Members Present by proxy: Shaver, Moore, Youngquist

Reading of Past Minutes/Unfinished Business

- Financials
 - o According to McCarthy, payment from 3 lots have not been received. One payment was made today.
- Discussion regarding maintenance agreement with Surf Pines
 - o Eric would like to know how much Surf Pines residents are paying compared to Polo Ridge residents.
 - o When is road repair rescheduled to?
- Disconnecting water line at entrance to neighborhood/monument sign.
 - o Water used zero times in last 2 years.
 - o Understanding was made that vote was taken at last meeting. Agreement to disconnect. May be broken and not work anyway.
 - o Costing residents approximately \$600 a year.
 - o Amber Bowman will contact water company to shut off.
- Entry way lights.
 - o 2 have been fixed by Greg
 - o 1 may be broken.
 - o John Shelton will follow up on potentially fixing broken light.
- Iron hinges on the stone walls for previously planned electric gate.
 - o Unofficial agreement among residents to leave them as is unless someone has the means and motivation to remove them.
- Land swap between HOA and horse barn, aka The Coral.
 - o Owners of horse property pay HOA fee for barn and strip of land.

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o Concern was voiced regarding the potential to lose strip of land due to the grandfather clause.

o Paulson was going to follow-up on this but Bill Rowland arrived at 3:00p and confirmed land use agreement is in place. Michael will follow up and get a copy in order to put it on record with the county.

- Minutes from last meeting unanimously approved.

New Business

- Financials

o McCarthy reports that all bills are current and paid as of 10/8/2023

o Approx. \$9,000 in the bank, as of 9/2023

▪ Many bills will come due and be paid in January.

- Question brought up about a water valve/meter down by the mailboxes.

o No one was sure what it is used for.

o McCarthy and Olson will look into it.

- Line by line review of budget.

o Taxes have been prepared and paid, and will be sent by McCarthy soon.

o Landscaping

▪ Company, Grasshopper, no longer uses Quickbooks and requires check payment.

▪ Discussion of possibly forming a Landscaping Committee

▪

Discussion of rates and potentially changing to new company.

▪

Mowing of greenspace (“butterfly garden”) between lots 18 & 19 has

not been done by Grasshopper. Discussion on whether it is included in fee.

▪

Scotch broom on “butterfly garden” lot needs to be removed. Estimated that cost will be approx. \$500 a year. Funds already in budget and will be organized by BOD.

▪

Scotch broom on the east side of the road is individual owners responsibility.

Christmas lights to be displayed at entrance.

o Michael and Sawyer volunteer to be in charge of this.

- Website update:

o Website is hosted by Wix.

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o Domain fee is paid through 2026.

• **Board Member Elections**

o President: Brian McCarthy will stay on for 6 months until next Board meeting in March 2023.

o Vice President: Eric Olson will stay on until March 2023.

o Secretary: Motion made for Amber Bowman. Motion passed.

o Treasurer: Motion made for Eric Vogler. Motion passed.

o Motion made for Jessica Jacobson to be 5th Board Member. Motion passed.

o New members will be added to paperwork for Secretary of State as well as bank account.

• Access to beach via passage through Surf Pines.

o No plans are currently in place to reinstate Polo Ridge residents' access.

o McCarthy will ask his contact for Surf Pines HOA BOD about whether they would be willing to reopen discussions about paying fee to access.

o Bill noted that many Surf Pines residents utilize our neighborhood and come visit his horse barn.

• Rules Regarding Trailers

o Eric Olsen made motion to update temporary parking rules:

▪

Up to 10 days consecutively.

▪

Up to 14 days maximum in any 30-day period.

▪

Up to 45 days maximum in a 12-month period.

o Motion seconded by Fonda Link.

o Motion made to amend updated rule to have maximum consecutive days changed from 10 to 7. Motion passed.

o Thomas notified members that changing the rule would mean updating CC&Rs, which requires a vote of 75% (and potentially utilization of an attorney).

o McCarthy proposed an additional amendment, that anyone exceeding the 72-hour trailer rule will need to notify the HOA BOD in writing of intent to stay longer as well as provide an end date (no more than 7 consecutive days later).

o Roll call vote carried out with understanding that making changes will require possible legal fees and assessment will need to be done to assure feasibility of changing CC&Rs.

o Roll call vote results:

▪

24 Aye

▪

2 Nay

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o Motion passed.

- Discussion of HOA BOD binders currently in McCarthy's possession.

- o Jess Jacobson agrees to go through them to find land use agreement letter with Bill Rolland, as well as look into process to change CC&Rs.

- Need for reserve fund for HOA.

- o Concerns were shared about erosion on the east side of the road.

- o Brian will follow up with speaking to someone with the County about these concerns/who is responsible for addressing them.

- Motion made by Ric Thomas to establish a Capitol Reserve Fund.

- o Reserve study will need to take place.

- o Ric will contact the original road builder and will provide information to Eric Vogler.

- Motion made to add inflation increase to dues by 5% Cost of Living Increase, annually.

- o Dues for 2024 will increase to \$315.

- o Motion passed.

- Our neighborhood will be added to the Clatsop County Lights Trail for Christmas Lights.

- Request made to please remind delivery drivers, if/when possible, to slow down. Concerns shared about garbage truck, FedEx, UPS, etc. Speeding down the road.

- Discussion regarding labeling of parcel mailboxes. Mail carrier often gets confused.

Per Post Office, neighborhood has authority/responsibility to label boxes.

- o Possibly relabel to: 1,2,3, etc. Rather than 1A, 1B, etc.

- New HOA BOD will set meeting for early November. As per standard practice, meeting is open to anyone who would like to attend as a spectator.

4:02p – Meeting Adjourned

INCREASE OF TRAILER PARKING LIMITS
45/4R, 14/MO, 10 CONSEC.

ISSUE:

DATE:

8 OCT 23'

<u>LOT #</u>	<u>NAME</u>	<u>AYE</u>	<u>NO</u>	<u>INITIAL</u>
1/26/27	SINGH	X X X		
2	SHELTON	X		
3	BOWMAN	X		
4	SHAVER	X		
5	LINK	X		
6	MCCARTHY	X		
7	MOORE	X		
8	BOISSEAU	X		
9	OLSON	X		Alle
10	REINER			
11	BRINKMAN	X		
12	ULSHOEFFER			
13	PLAMONDON	X		
14	SHORT	X		
15	DAVIS	X		
16	YOUNGQUIST	X		
17	THOMAS		X	
18	JACOBSEN	X		
19	VOGLER	X		
20	GANTENBIEN			
21	GREER/ISUN			
22	BROWN			
23	SAMPSON	X		
24	FREGOSO	X		
25	LONG	X		
26	MCKECHNIE	X		
27	PAULSEN	X		
30	NELSON		X	
31	ROWLAND	X		

LOT #	NAME	SIGN	IN PERSON	Zoom
1/26/27	SINGH	Duh	✓	
2	SHELTON	Tom	✓	
3	BOWMAN	[Signature]	✓	
4	SHAVER			
5	LINK	Frank	✓	
6	MCCARTHY	[Signature]	✓	
7	MOORE			
8	BOISSEAU	[Signature]	✓	
9	OLSON	E.T. Olson	X	
10	REINER			
11	BRINKMAN	Mary Brinkman	✓	
12	ULSHOEFFER			
13	PLAMONDON	[Signature]	✓	
14	SHORT	Dave + Jan	✓	
15	DAVIS	Michael + Stephanie	✓	
16	YOUNGQUIST			
17	THOMAS	Rick Sue Thomas	✓	
18	JACOBSEN	Jessie [Signature]	✓	
19	VOGLER	Chris Vogler	✓	
20	GANTENBIEN			
21	GREER / ISON			✓
22	BROWN			
23	SAMPSON			✓
24	FREGOSO	Bull Fregoso	✓	
25	LONG	Angela Long	✓	
28	McKECHNIE	[Signature]		✓
29	PAULSEN	[Signature]	X	
30	NELSON	[Signature]	X	

Kevin & Denise Moore

October 8, 2023

Brian McCarthy
President
Polo Ridge Homeowners Association

Dear Brian,

please accept this letter as confirmation that Eric Vogler has permission to vote on our behalf in our absence during the October 8, 2023 HOA meeting.

Sincerely,



Kevin Moore

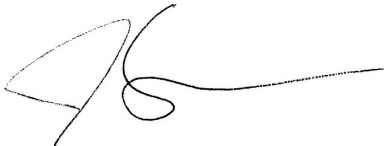
October 7th, 2023

Polo Ridge HOA
President Brian McCarthy
Vice President Eric Olson

Gentlemen,

Dana and I are unable to attend tomorrows meeting. With that in mind, I would like to designate Eric Olson to represent our interests over Lot 4. Eric may act as our proxy to vote on any matters that should arise during the meeting on October 8th, 2023. We will be driving during the meeting and should be available by phone, should there be any questions.

Thank you,
Jon and Dana Shaver
503-858-7327

A handwritten signature in black ink, appearing to be 'Jon and Dana Shaver', with a long horizontal line extending to the right.

October 8th, 2023

To whom it may concern,

We Jeremy and Camille Youngquist give Michael Davis authority to cast a vote by PROXY for us at todays meeting. We are unable to attend.

Thank you,

The image shows two handwritten signatures in black ink. The top signature is a stylized, cursive 'JY'. The bottom signature is more legible, starting with 'C.Y.' followed by a large, sweeping flourish.