



**Oceanside Estates Homeowners Association
Minutes of the Joint Board of Directors' and Members' Meeting
11/21/2024**

Minutes of the joint Board of Directors' and Members' meeting of the Oceanside Homeowners Association, Brookings, OR, held at 6:00 p.m. on November 21, 2024.

1. CALL TO ORDER

Board President Jim Turner presided over the meeting and called the meeting to order at 6:00 p.m.

2. ROLL CALL

Board members present:

- Board member Jim Turner
- Board member Melinda Farkas
- Board member Edit Szanto

3. QUORUM OF DIRECTORS

The majority of the Board members were present; quorum of Directors was established.

4. MEMBERS PRESENT

Jim Turner
Melinda Farkas
Edit Szanto
Sara Hitt-Towne
Don and Bevin Ankrom

5. APPROVAL OF THE AGENDA

The draft agenda was e-mailed out to Board members prior to the meeting. The board approved the agenda.

6. APPROVAL OF MINUTES

- The Board approved the September 5, 2024, Board of Directors' meeting minutes.

• OLD BUSINESS

- **President's report:** President Turner gave an update on the trail repair project that has been delayed due to weather and the contractor being busy, but the contractor promised to get it done as soon as there will be a break in the weather.
- **Treasurer's report:** no invoices for July and August. Balances of HOA accounts:
- Rogue Credit Union accounts:
 - Association Checking: \$4,594.71
 - Business Savings: \$17,119.02
 - Business Ownership: \$153.74
 - Business Sub Savings (East Side Reserve): \$4,003.53
 - Business Sub Savings (West Side Reserve): \$2,501.78
 - Total: \$28,372.78
- **Secretary's report:** Pursuant to the requirements of the Corporate Transparency Act (CTA), the Board submitted the Beneficial Ownership Information (BOI) report to FinCEN. The report contained the information (names, birth dates,

addresses, and driver's license information) of the three Board members who are also the members of the HOA's Architectural Design Committee. This is not an annual report, but the HOA will need to submit amended reports within 30 days whenever there is a change in the information submitted.

- **NEW BUSINESS**

- Action item: The Board voted unanimously to keep the annual assessment amount at \$250 per lot for 2025. Out of the \$250, \$100 per lot will be transferred to the respective East Side and West Side reserve accounts.
- Action item: The Board voted to approve the 2025 budget.

- **OPEN FORUM**

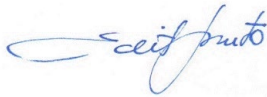
- One of the members inquired whether it was the HOA that paid for trimming the trees on the vacant lot that is on the corner of Dawson Road and Oceanside East Drive. It was not the HOA that paid for it. Based on a concern raised by one of the HOA members, the HOA Board did send a letter both to the lot owner and to the City. It was likely the owner that had the trees trimmed.
- One of the members brought up that the area around the HOA sign on the East side does not look good, it is full of weeds. The Board will ask the landscaper to clean up the area.

- **NEXT MEETING DATE**

- A. The Board did not set a meeting date. The Board will meet as needed and notices will be sent to HOA members.

- **ADJOU**

The Board meeting adjourned at 6:14 p.m.



Edit Szanto, Secretary

11/21/2024

Date