



**Oceanside Estates Homeowners' Association
Minutes of the Board of Directors' Meeting
12/05/2025**

Minutes of the Board of Directors' meeting of the Oceanside Homeowners Association, Brookings, OR, held at 6:00 p.m. on December 5, 2025.

1. CALL TO ORDER

HOA President Jim Turner 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

Tim Lyons

5. APPROVAL OF THE AGENDA

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

6. APPROVAL OF MINUTES

- The Board approved the August 1, 2025, Board of Directors' meeting minutes.
- The Board approved the August 4, 2025, Board of Directors' meeting minutes.

• TREASURER'S REPORT

- Expenses since last meeting: \$300 to AmeriTitle for the title report regarding South Drive and North Drive, \$925 to the CPA, \$250 to Garcia Lawn Care, \$15.42 to Curry County Tax Collector for Oceanside East Drive property tax, \$250 to Garcia's Lawn Care, \$204 reimbursement to Edit Szanto for the cost of the HOA website hosting.

- Rogue Credit Union accounts:

- Association Checking: \$4,307.08
 - Business Savings: \$17,128.29
 - Business Ownership: \$162.50
 - Business Sub Savings (East Side Reserve): \$6,706.50
 - Business Sub Savings (West Side Reserve): \$3,503.36

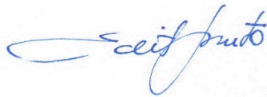
• SET THE 2026 ANNUAL ASSESSMENT AMOUNT AND THE AMOUNTS TO BE TRANSFERRED TO RESERVE ACCOUNTS

- The Board left the annual assessment amount unchanged at \$250.
- The Board also left the transfer to the road maintenance accounts unchanged at \$100 per lot.

• APPROVAL OF THE 2026 BUDGET

- The Board approved the draft budget as presented.
- **TRAIL MAINTENANCE**
 - It was noted that in some areas the trail is quite overgrown, and we should ask Edgar from Garcia's Lawn Care to come out do more than the usual trimming; to cut the vegetation back significantly.
 - Board member Szanto volunteered to talk to Edgar and explain the more significant cutting back that is needed.
 - Board member Turner said that he has another person in mind who may give a quote, too.
- **BEACH ACCESS AT HARRISS BEACH ESTATES**
 - Board member Farkas brought up a new issue: beach access at Harris Beach Estates. Harris Beach Estates is planning to put up a gate at the bottom of Shorewood Terrace. Although that beach access is for Harris Beach Estates members only, some Oceanside Estates Homeowners' Association members have been using that beach access for years with no issues. Several Harris Beach Estates members use our HOA's property (e.g. South Drive, North Drive, and the trail).
 - The question was raised whether there was a prescriptive easement established or whether we could negotiate access in return for some contribution. The issue of fairness was brought up in terms of our HOA contributing to maintenance of the Harris Beach Estates beach access when their members do not contribute to the maintenance of our roads and trail. It was also discussed addressing interest in beach access individually as opposed to the HOA level, as not all HOA members may be interested. Safety was also discussed (using that access point as an escape route).
- **OPEN FORUM**
 - No member comments.
- **ADJOURN**

The Board meeting adjourned at 6:37 p.m.



Edit Szanto, Secretary

12/05/2025
Date