



**Oceanside Estates Homeowners Association
Minutes of Board of Directors Meeting
01/06/2022**

Minutes of the Board of Directors' meeting of the Oceanside Homeowners Association, Brookings, OR, held at 6:00 p.m. on January 6, 2022.

1. CALL TO ORDER

Board President Jim Turner presided over the meeting and called the meeting to order at 6:02 p.m.

2. ROLL CALL

Board members present:

- Board member Jim Turner
- Board member Jeff Jacobs
- Board member Edit Szanto

One HOA member was also present.

3. QUORUM OF DIRECTORS

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

4. APPROVAL OF THE AGENDA

The draft agenda was e-mailed out to Board members prior to the meeting. The agenda was accepted as submitted.

5. APPROVAL OF MINUTES

- The Board approved the November 15, 2021, Board of Directors' meeting minutes.

• OLD BUSINESS

- Update on legal advice on special assessments: the attorney has not been communicating; likely they do not want to do the work for the amount initially quoted; still no advice.

• NEW BUSINESS

- Reserve accounts: Board discussed the two options 1) Treasurer doing the accounting behind the scenes or 2) opening two new accounts and depositing the reserve funds for the East side in one of them and the reserve funds for the West side in another. The Board expressed preference for doing the accounting without opening two new reserve accounts. The Board will check with the accountant on the best way to proceed.
- Preparation of the HOA's annual report: the Board voted to create financial reports internally instead of paying the accountant to do it. Board member Jacobs will send the monthly bank statements to Board member Szanto who will create the spreadsheets.
- Preparation of the HOA's tax return: Board voted to hire the accountant to create the tax returns for the HOA.
- Annual assessments of \$250 are due on or before March 1, 2022. Board member Szanto will mail out the assessment notices.

- **OPEN FORUM**

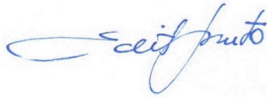
- One member asked why separate reserve accounts are needed for the East Side and the West Side since there's only one HOA? The Declaration was amended where lots East of Dawson Road pay for the maintenance and replacement of Oceanside East Drive and lots West of Dawson Road pay for the maintenance and replacement of North Drive and South Drive.
- Cars occasionally are still parked on Oceanside East Drive. The Declaration provides that vehicles can be parked in the garage or on the driveway. Other than that, it only allows for occasional short-term parking (e.g. guests at a birthday party). If problems with parking persist, the Board can address it, including assessing fines.

- **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.

- **ADJOURN**

- B. The Board meeting adjourned at 6:26 p.m.



Edit Szanto, Secretary

02/03/2022

Date