

Surfland HOA Annual meeting
Saturday June 14, 2025
Meeting minutes

The meeting was called to order at 2:00pm PDT on June 14, 2025 by Chanda Littles filling in for Alison Baker (President of the Surfland HOA board)

Attendees –

Board members: Jeff Roth-Carter (Vice President), Sharon Snow (Treasurer), Denise Ross (Member at large), Chanda Littles (Member at large) and Madur Dwarakanath (Secretary).

Owners: Louis Ross, Bill Gillespie, John Johnson, Rachel Johnson, Jim Kaldy, David Sampson, Blaine McGary

Lots: In-person lots = 12, Proxy lots = 9. Total = 27 lots

A round of introductions was conducted.

Updates and Committee reports –

Improvement committee updates provided by David Sampson (IC Committee member)

- Improvement committee evaluates tree removal and construction/alteration of existing structures as designated in 1995 CCR.
- To make requests for tree removal and construction or alterations to structures, please send a description of the project to improve-com@surflandhoa.org
 - Allow 10 days to respond to tree removal
 - Allow 30 days to respond to construction requests
- You need to get approval for any tree over 6.37" in diameter (40" circumference) at 48" above the ground.
- Any judgement provided by the IC that an owner disagrees with can be appealed for review by the Surfland executive board.
- Unauthorized tree removal or other CCR violations may be subjected to the current fine policy.
- The committee does not look for violations, but if someone brings a problem to their attention, they will check it out.
- The IC does not get involved with or mediate disputes between property owners.
- Since June 2024, the IC received and responded to tree removals for a development lot, 3 requests to remove dead trees, and one construction request related to deck expansion.
- There is one vacancy to be filled (Head of the IC) and IC is looking for volunteers

Beach Social updates provided by Jeff Roth-Carter –

- The beach social takes place on the Sunday after Labor Day weekend. This year, it is on Sep 7th. This is an outdoor event held at the Surfland-Pacific Shores beach park. All are welcomed, and encouraged to bring a dish to share.
- The beach committee usually grills some fish and provides wine, beer, soft drinks, and water along with trash cans.
- It starts around 1pm and goes on till about 4pm.

- There was a question about sign-up sheet for potluck.

Road District updates by Louis Ross -

- The Road district committee is made up of 3 Surfland members who are formally elected by Lincoln county voter system. Funds for the road district come from the tax revenues collected by the county, and allocated to the committee members who serve as fiduciaries.
- The budget meeting happened in March and the county accepted the budget as per the county laws.
- The Road district funds are used for the neighborhood road cleaning twice a year, neighborhood road maintenance/pavement. There is no pavement work planned for this year.
- Concerns about the loose gravel when entering the neighborhood from 101 was brought up. The 101 road maintenance/pavement is managed by ODOT. Louis will plan to call ODOT to request adding asphalt to prevent the loose gravel when the 101 road work is planned in July this year. Jeff and Denise have volunteered to sweep/blow the loose gravel off the road meanwhile.
- Bill will make a request to the Road district to pave the south Abalone street and be part of next year's budget.

Surfland-Pacific Shores corporation (S-PS corp) updates by Jim Kaldy –

- Surfland-Pacific Shores corporation owns 5 lots at Grant creek between the 2 subdivisions that provide one of the 2 deed beach access. Primary duty is to pay the property taxes for these lots and to maintain the existing amenities.
- The Surfland-Pacific shores annual meeting is on the 2nd Saturday of August. A letter will be sent to the owners.
- The board has openings and looking for volunteers to join the board.
- The maintenance of the bridge planned depending on budget, estimated about \$30K to \$40K.
- The basalt rocks at the park entrance were damaged and was replaced by Denise (Thanks Denise!)
- Reminder to put off beach fires. Also can call South Beach state park incase of any unattended beach fire.
- Ramp from the park to the beach is looking good.
- The \$20 annual fee per lot contribution to the Surfland-Pacific Shore corporation without any increase for this year.
- Illegal garbage dumped by the park was removed by Thompson's for an additional fee.
- Discussion about adding additional signs about illegal dumping, removing logs and rocks from the beach and putting of beach fires.
- Call South Beach state park incase of any illegal removal of logs, rocks and fires on the beach. As per Rachel, one 5 gal bucket of rocks per day are legal, three buckets per year.
- Installing solar powered security camera at the park – concerns regarding privacy, adding additional sign about camera was discussed.

Budget updates by Sharon Snow –

- The proposed budget was mailed to the members.
- For Yr2024/2025 – Budgeted income was \$7495, Actual income was \$8866. Budgeted expense was \$7495, Actual expense was \$6603
- For Yr2024/2025 – Budget (operating) income was \$7180, Actual income was \$7555. Budgeted expense was \$7180, Actual expense was \$4303.
- For Yr2025/2026, operating income (budget) is \$10143. Fixed expenses (Budget) is \$2940.
- Underspending of \$2263 from last year added to this year's operational income.

- Budget for additional landscaping for this year – Landscaping around Surfland entrance, circle, trail path to the beach, was discussed. Any balance left was proposed for trimming the shrubs and overhanging branches from owner lot's right of way that could obstruct the roads.
- Budget also includes the road sweeping shared with Road district and garbage removal.
- No Woods and weed event this year.
- Motion to move to approve the budget was called.
 - Denise made the move, Jim seconded.
 - All present agreed and the proposed budget was approved.

New business –

- Denise stepped down from the board.
- Rachel joined the board position Member-at-large.
- Current board members agreed to remain on the board.
- Denise/Rachel made a motion to move, Jim seconded. All in favor. HOA board members approved.
- Sharon appreciated Denise for the all the volunteering effort.
- Alison B. pointed out that the CC&Rs specify home owners to keep the home façade in shape and that IC has authority to go after the home owners to keep the property in shape.
- Alison B. informed grant funding from Habitat for Humanity is available for financially challenged home owners to keep their property in shape.

Motion to adjourn the meeting was called and seconded.

The meeting was adjourned at 3:20pm PDT.