

Surfland HOA Annual meeting
Saturday June 13, 2026
Meeting minutes

The meeting was called to order at 2:00pm PDT on June 13, 2026 by Jeff Roth-Carter filling in for Alison Baker (President of the Surfland HOA board)

Attendees –

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

Owners: Louis Ross, Denise Ross, Dianne Erickson, Julie Roth-Carter, Keri Johnson, Jeremiah Johnson, Pam Hawkins, Bill Krauthoefer, Steve Wormley, Jim Kaldy

Lots: In-person lots = 12, Proxy lots = 6. Total = 18 lots

A round of introductions was conducted. Last year minutes was approved.

Updates and Committee reports –

Improvement committee updates provided by Jeff (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.
- 3 updates for this year –
 - 7791 sold, new owners want new addition, few drawings approved for now until the final version is submitted.
 - Lot 100 – Submitted plans for building and approved. Tree removal plan was submitted also submitted and approved
 - One request to remove trees for septic – Owner Tracy Shaw.
- The "Crow's nest" house is planned to be moved away from the bluff within the lot. They submitted a plan as this will require street closure. No further updates from the owners
- Pam had submitted a request to IC about a neighbors fence was approved by IC. The fence is on Pam's property. Jeff to follow up

Beach Social updates provided by Julie Roth-Carter –

- The beach social takes place on the Sunday after Labor Day weekend. This year, it is on Sep 13th from 1pm to 4pm. 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 grill some fish and provides beverages.
- Everyone is welcome.
- Signs will be posted about the social. Proposal to put a sign for the annual meeting too.

Landscaping/ Wood & weed removal by Jeff Roth-Carter –

- Louis and Denise Ross will host the Woods & weed removal.
- It is on the Saturday of the Labor day weekend this year
- Signs will be placed at the circle reminding about this event.
- This is the only practical way to get the debris from the trail and park cleaned out.
- Denise requested a dedicated letter about the event before the Labor day.
- Denise to write up a letter and send it to Sharon to include it in the Social mail.
- Landscaping of the entrance was discussed.
- Street cleaning done twice a year. Next road cleaning will be in October.
- Road district will pay for the road cleaning and the HOA will pay the road district half the cost.

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. Current members include Ray, Frank and Louis. 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.
- Plan to add more gravel on the south Abalone street until the construction is completed.
- In the past, vacant driveway helped garbage and other trucks to turn around, but it is fenced now. Garbage and other trucks are using Bill's driveway as a turn around now. It's tearing up the asphalt. Bill to notify the garbage company to not have their trucks use his driveway as a turn around. Discussion about easement on the fenced property for about 3 feet for turn around

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

- Surfand-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 Surfand-Pacific shores annual meeting is on the 2nd Saturday of August. A letter will be sent to the owners.
- There was some maintenance of the bridge carried out. Handrails were replaced.
- Filled the gully north side of the ramp.

Budget updates by Sharon Snow –

- The proposed budget was mailed to the members.
- Checking account balance is \$7037, CD balance is \$16069.

- Woods & weed expense to be added to Surfland HOA's account for auto payment by Thompson's.
- Landscaping and beautification of the entrance sign – landscaping on both sides of the sign board suggested. Discussion about hiring a dedicated landscaper to maintain on regular basis.
- Dues budget - \$7280, actual almost \$6600, few haven't paid. Sharon send them reminders.
- There is \$1954 carry over from last year into this year's budget.
- Jim asked about the Surfland-PacShore dues in the budget. It is not on the budget. The HOA collects the dues and sends the amount to Surfland-PacShore association. It's not affected anywhere in the HOA's budget. Sharon to send the check to Jim before the annual meeting.
- Discussion regarding updating the Surfland's website and help with access to the president's email.
- For 2026, we have an underspending of \$1954 and carried this into 2026/27 budget. Total expense budget of \$9684.
- Funds to do some of the projects are available, need volunteers or hire landscapers.
- Denise asked to be invited to the next board meeting to talk about HOA website, ideas to update the Surfland website was discussed.
- Motion to accept the proposed budget by Jim, Pam and all in favor and budget got passed.

New business –

- The four attending board members agreed to remain on the board. Rachel emailed she was stepping down. Jim called in a favor of motion for the current board, seconded. All in favor. HOA board members approved.
- Sharon was appreciated for the great job she has been doing as the treasurer.
- Discussion about PUD being invited to talk about the what they wanted to do with the trimming the trees. Discussion about how PUD had trimmed the trees along the 101, concerns about how far into one's yard they can trim were discussed.
- Dianne spoke about the changing climate conditions/ global climate change, the super El Nino and wildfires, suggested signing up for ORAlert, going to the Oregon Fire Marshall's website for useful information about defend your house from fires.
 - Jim pointed out that the CC&N are 30 years old, not revised since 1995 and suggested revising with a critical look at the tree requirements.
 - Discussion about Fire Marshall reviewing the property with suggestions, difficulty with updating CC&Rs in the past, opportunity to update the CC&Rs after Fire Marshall assessing the neighborhood.
 - Board to reach out to the OR State Fire Marshall to find out if they will survey the neighborhood and provide a report.
 - Board to contact Ray to find out about PUD's plans to trim the trees.
- Discussion to start a community email list, plans to update the Surfland website for owners to sign up for updates.

Motion to adjourn the meeting was called and seconded, all in favor.

The meeting was adjourned at 3:15pm PDT.