

Seaview Condominium Association

Board Meeting Minutes

January 7, 2025

The following are the minutes of the Monthly Board Meeting of the Association of Seaview Condominiums, Rockaway Beach Oregon, held via Zoom.

I. **CALL TO ORDER:** The meeting officially started at 7:04pm

II. **ROLL CALL:**

Board Members Present: Lori Lytle, Bill Cummings, Jim Vachter, Kevin Brandon

Unit Owners Present: Elisa Buckley, Terry Kistner, Vicky & John Gross, Becky & Steve Gibson, Debbie Goetz, Scott & Karrie Hays, Julie Todd, Liz & Kirby Cook, Larry Benson, Molly Jorgensen, Rachelan Stronach, Tim Godfrey, Liz Ohlmann, Bev Thompson, Jill Vachter, Bob Kern,

III. **AGENDA:** The agenda was presented and adopted.

IV. **ADOPT THE MEETING MINUTES OF THE PREVIOUS MEETING:** A motion was made to approve the Meeting Minutes for the previous meeting and was approved unanimously.

V. **REPORTS**

- **TREASURER:**

- HOA Checking: \$91,283.91
- Long Term Reserve: \$46,155.64
- Special Assessment: \$24,167.45 (will be used for deck repairs on 203 & 303)
- Budget being reviewed by the bookkeeper but is just about done.
- No dues increases planned for 2024.
- There will likely be another Long Term Reserve assessment for 2025- but won't be any more than last year's Long Term Reserve assessment.
- Meeting with Bank of America to get auto-pay set up

- **FRACTIONAL LIAISON:**

- All the units have figured out their cleaning companies and procedures/processes. Supplies have been split up. The Cleaning tab on the website has been updated to be unit specific.

- **MAINTENANCE:**

- **Wind Damage-** we lost 1 downspout on the side of the building that will be repaired once the weather calms down a bit. No other damage was noted.
- **203 & 303 Deck update:** talked to the commercial contractor and he's been in contact with the county and the county needs more information before they can grant the permit.
- **102 & 202 Interiors:** engineering report is back and has been sent to the contractors to come up with a bid. Permits will be needed for this as well.

- **Painting-** the lobby was refreshed and each landing off the elevator (every floor) has been repainted. Please use caution when putting the carts back as there's been a lot of wall damage from being rough and rammed into the wall. Will look into installing some sort of protections.
- **Fire Extinguisher boxes** were replaced on the 3rd and 4th floor as they were completely disintegrated due to weathering.
- **Crash bars** need to be replaced on some of the doors due to weathering.
- **CHAIRMAN:**
Lori thanked all the board members for their work lately- there's been a lot of things happening. Jim in turn thanked Lori for all she's done.

VI. UNFINISHED BUSINESS:

- **Violations – Enforcement Resolution and Fine Schedule** – This resolution has been in the works for a couple years- to further clarify and expand the previous resolution that was distributed a few years ago. An official Seaview Rules and Regulations document was also put together since it is referenced in the ByLaws as a document that we should have it on hand. Many of the rules in that document come from the ByLaws, but several additional rules that have been communicated over the decades were also added and the rules document was reviewed at the last meeting with all the homeowners that were present. **Jim Vachter made a motion to adopt the Enforcement Resolution and Fine Schedule 2025 and the motion was seconded by Bill Cummings, approved with unanimous vote.** A copy will go out to all unit owners shortly.
- **Amazon packages** – Troxel is working to see if he can have an Amazon Locker at his location.
- **EV Charging** –the City of Rockaway is planning to install 4 fast-charging stations (each with 2 ports) in the new public parking lot just a couple blocks away. Seaview owners can utilize those spaces for charging their cars, so we may not need to have one at Seaview for quite some time. After the email went out a couple months ago there was only a small amount of feedback. It's important to have all the owners give feedback on installing one and it will also require a majority vote of the owners. The EV charging committee will be temporarily on hold.
- **Vote on Budget** – tabled to the next meeting.

VII. NEW BUSINESS:

- **Cleaning of fireplaces.** People using Etc. Etc. cleaning need to clean their own fireplaces. Scoop the cooled ashes into the bucket, then when sure cooled dump the ashes into a plastic trash bag tie that off and put that in the dumpster. Do not dump the ashes directly into the dumpster.
- **202 has a new Unit Rep:** Jim & Rachelan Stronach

VIII. OWNER COMMENTS / ANNOUNCEMENTS:

None.

IX. NEXT MEETING DATE: Tuesday February 11th at 7:00pm

X. ADJOURNED at 7:38pm

Respectfully submitted by *Elisa Buckley* and approved by the Board of Directors on 2/11/25
Elisa Buckley, Secretary