

Seaview Condominium Association

Board Meeting Minutes

February 11th 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 7:00pm
- II. **ROLL CALL: Board Members Present:** Lori Lytle, Bill Cummings, Jim Vachter, Kevin Brandon
Unit Owners Present: Elisa Buckley, Terry Kistner, Cindy Kinnie, Debbie Goetz, Jim Stronach, Julie Todd, Larry Benson, Scott Hays, Kelli Smyth, John & Vicky Gross, Bob Kern, Beverly Thompson, Jill Vachter, Randy Holmstrom (1130)
- 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: \$59,865.39
 - Long Term Reserve: \$66,157.58
 - Special Assessment: \$24,168.27 (leftover from paint assessment so will be used for deck repairs on 203 & 303)
 - Financial reports for each fractional will be going out soon.
 - The 2025 Budget was presented and Jim walked through it. Need to remove the estimated Late Fees income and correct the Insurance Amount- it's only showing ½ year. Note that the Assessments should not be considered part of the annual operating budget. Monthly dues will not be increasing this year. There will be another annual assessment to fund the Reserve Account, as it was previously agreed upon last year that this would be an ongoing thing reviewed annually. Budget could not be voted on since it needs corrections. **Bill Cummings made a motion to leave the monthly dues amount as-is and assess each unit \$4,800 to fund the reserve account for 2026. This amount will be due by December 31st 2025. The motion was seconded by Kevin, discussed, and voted on with unanimous approval.**
 - **FRACTIONAL LIAISON:**

Nothing to report other than one Fractional Unit has converted the primary bathroom tub into a walk-in shower. It's nice to see units making improvements.
 - **MAINTENANCE:**
 - 203 & 303 Decks: Engineer has finished all calculations and contractor has submitted to the county. Just waiting on permits.
 - 102 & 202 Interior: Commercial Contractor has come back with an estimate of \$40K-\$50K
 - Painter did a follow up inspection – there's an area that might need some work this Spring.
 - Side of 102 deck (outer) needs some work where the siding piece keeps coming off.
 - Roof was fine after the storm- there is some moss that will need to be treated.
 - 4th floor had a vent with birds occupying- those have been closed off now.

- Sliding door weep holes need to be cleaned in each unit- DIY or contact Jeremy.
- Reminder to also clean the dryer vents this year.
- The downspout that blew off during the wind storm- needs a lift to reattach so when that is being done the 01 dryer vents will be cleaned since they also require a lift.
- 302 asked to have Maintenance check out a beam on their deck that was called out in his inspection report when he purchased.

• **CHAIRMAN:**

- Remodeling of lobby- Thank you Kevin for assembling everything. It's still a work in progress, considering adding a small café table.

VI. UNFINISHED BUSINESS:

- **Amazon packages** – Troxel was declined as a location. Debbie at Joe's Snacks and Beer is interested so Kevin is working with her. They are thinking the laundromat door/area would be a great fit. Kevin would like a UPS Code- will submit request to Security Committee.

VII. NEW BUSINESS:

- **Window Replacement** Lori went to a home show where she spoke with several window companies/ reps. Consensus was the window issues are all related to aging, broken/weakened seals. Time to start thinking about replacing windows- either the whole window, or just the glass, or glazing. Windows are Unit responsibility. Scaffolding will be required for installation. Rough estimate would be around \$1,000 per window plus the cost of scaffolding. Perhaps just do one stack at a time (03's, 02's, etc.) Just start thinking about it. No rush right now.
- **Keyless Locks & Unit Access** if your unit doesn't have keyless access, you might consider it. Units with traditional locks- please make sure there is an accessible key that maintenance can use. The Board should have a copy of each unit's key.
- **Newsletter Feedback** Based on the feedback from the survey the newsletter will be distributed quarterly now, a couple weeks before the first month and will contain 3 months of events from as far north as Astoria and south to Lincoln City, a spotlight article on local communities or history and some Seaview specific information.

VIII. OWNER COMMENTS / ANNOUNCEMENTS:

- Question about window replacement- is it unit or HOA responsibility? It's individual condo responsibility.
- Beach access from the Wayside is looking good. Still some final work to be done.
- Fire Inspection- can units have their personal fire extinguisher checked? Yes- Peaks can do an inspection when they come out, at the Unit's expense.

IX. NEXT MEETING DATE: Tuesday March 4th at 7:00pm

X. ADJOURNED at 7:50pm.

Respectfully submitted by *Elisa Buckley* and approved by the Board of Directors on 3/11/25
Elisa Buckley, Secretary