

Seaview Condominium Association

Board Meeting Minutes

March 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, Julie Todd, Chris Zechmann, Scott Hays, Liz & Kirby Cook, Johan Hattingh, Beverly Thompson, Larry Benson, Bob Kern, Debbie Goetz, Randy Holmstrom, Terry Kistner, Kelli Smyth, John & Vickie Gross, Johanna Wills,
- 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. **UNFINISHED BUSINESS:**
 - **Amazon packages** – no new updates, still working on lockers.
 - **Budget** – Jim presented a revised budget and opened it for discussion. No changes to annual dues and a reminder there is a \$4,800 assessment to each unit due December 31st 2025. **Jim Vachter made a motion to approve the budget, Kevin Brandon seconded the motion, no further discussion it passed with unanimous approval.**
- VI. **NEW BUSINESS:**
 - **Executive Session:** The Board had an executive meeting on Feb 23 for the sole purpose of reviewing and negotiating the contractor's bid for the '02 units. The board has agreed to accept the bid from ProSiding to do the work on 102 and 202 which includes replacing dry rot, supports, beams, and repairing the electrical. **Bill Cummings made a motion to approve the bid, it was seconded and passed with unanimous approval.**
 - **Board Member Nominations** If you are interested in joining the board, please let us know!
- VII. **REPORTS**
 - **TREASURER:**
 - HOA Checking: \$59,053.86
 - Long Term Reserve: \$66,159.60
 - Special Assessment: \$24,169.01 (leftover from paint assessment so will be used for deck repairs on 203 & 303)
 - Meeting with bank on Thursday to discuss setting up autopay- ensuring funds go to the proper accounts.
 - **FRACTIONAL LIAISON:**
 - There's been some discussions and conversations regarding the cleaning crew.
 - Keyless locks- please provide a code that can be provided to the fire department and emergency services. Provide that code to Security@SeaviewHOA.org

- **MAINTENANCE:**

- There was a sewer pipe issue that backed up into 103. A break in the line needed to be repaired and was quite costly. There is also an additive that can be poured down the 1st floor drains to assist with keeping our sewer lines functioning well.
- Work began on the '03 decks.
- Still waiting on permits for '02 units
- Crash bars- a few of them were replaced recently, if any are having issues please let the Board know so they can be adjusted.
- The Elevator went out after the recent power outage. Took 30 minutes for them to fix, yet we were charged over \$3,000 for this visit. Working with the company to determine why the high charge and get it reduced. Hourly rate is \$600+ so the bill makes no sense.

- **CHAIRMAN:**

- Wayside should be finished by Spring Break (according to the mayor). The delay has been due to parts for the railing.
- Thank you Kevin for all your work regarding the broken pipe.
- Thank you Molly for all your help with the workers and codes for them.
- Thank you to all the owners for their patience while all the work is being done.

VIII. OWNER COMMENTS / ANNOUNCEMENTS:

- Rockaway now has recycling bins- is that something we can get? We will look into it.
- Question about the assessment- at the last meeting the assessment was approved.
- Question about keyless entry- if that's for every unit? It's up to each unit to determine if they want keypad entry or not. Jeremy can install them.
- Question about when the '02 units will have the work started- still waiting on permits and need to wrap up the '03 deck project as well.
- General conversation about the storage cabinets in the common areas that hold supplies for the units Murlene was cleaning. What to do with them now? Can units not using Murlene use them to house supplies?
- General conversation about how many units Murlene is cleaning.
- Question about the windows- Milguard will not warranty the windows since we are a commercial building (we are not a residential building because of the fractional ownerships and not having a single resident who has lived in the building full time from it's inception).
- Broken window in 303 – possibly due to the storm, might consider looking at insurance.
- 2 Fractionals are for sale in Unit 103.

IX. NEXT MEETING DATE: Tuesday April 8th at 7:00pm

X. ADJOURNED at 7:36 pm.

Respectfully submitted by *Elisa Buckley* and approved by the Board of Directors on 4/8/2025
Elisa Buckley, Secretary