

Seaview Condominium Association

Annual Meeting Minutes

May 6th 2025

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

- I. **CALL TO ORDER:** The meeting officially started at 7:05pm
- II. **ROLL CALL: Board Members Present:** Lori Lytle, Jim Vachter, Bill Cummings
Unit Owners Present: Elisa Buckley, Terry Kistner, Bob Kern, Liz & Kirby Cook, Jim Stronach, Larry Benson, Scott & Karrie Hays, John & Vicki Gross, Julie Todd, Chris Zechmann, Molly Jorgensen, Debbie Goetz, Jill Vachter, Sue Vachter, Randy Holmstrom
- 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. **VOTE IN NEW BOARD MEMBERS:**
Each nominee received 11 votes, 1 unit abstained from voting. Jeff McDougald received a write-in nomination. The elected members are Chris Zechmann and Bill Cummings. An Organizational meeting was held to assign the Officers and elected Board Members:
 - Lori Lytle- Chairperson
 - Jim Vachter- Treasurer
 - Bill Cummings- Fractional Liaison
 - Chris Zechmann- Maintenance/Security
 - Elisa Buckley- Secretary (Officer only, not a board member)
- VI. **2024-2025 WRAP UP**
A document was shared onscreen that outlined the accomplishments for the past year. Lori also thanked Julie, Kevin and Jeremy for all of their support, hours and assistance.
- VII. **2025 GOALS & PROJECTS**
 - Inspection by Peaks on May 27th to test the fire protection system- units will need to cooperate with the date/time.
 - An annual inspection of the roof will be done.
 - Units 102 & 202 will be finished
 - Sometime this summer Jeremy will be renting a small lift to replace the downspout that blew off during the storm. At that same time any unit in the '01 units that want to have their dryer vents cleaned- that can be done since the lift is there.
 - Slider for 303 needs to be removed and reset because there's an issue with the seal causing a leak in 203.

REGULAR MONTHLY MEETING AGENDA ITEMS:

VIII. MONTHLY REPORTS:

- **MAINTENANCE:**
 - Upcoming projects for 2025 discussed under the 2025-2026 goals
- **TREASURER:**
 - HOA \$60,398.98
 - Reserve \$40,698.67
 - Special Assessment \$24,170.62

IX. UNFINISHED BUSINESS:

- **Recycling Options-** Rockaway has 2 garbage services but the company that services our building does not offer recycling.
- **Lights & Timers-** lights being on all night in the corridors is a safe thing to do, but they shouldn't need to be on all day long during the daytime. Will investigate how to put on timers.

X. NEW BUSINESS:

- **Insurance Policy-** Seaview received notice last month that our insurance policy was going to be canceled due to the provider discontinuing holding policies for condominium buildings. Several companies were contacted and many are no longer issuing policies for condominiums or for coastal properties. We are down to just two companies accepting our application- still awaiting a bid from both of them. It will likely be quite a bit more expensive. Our current policy ends May 31st.
- **July 4th Security-** Last year we shared security with the Rock Creek Inn, suggestion to start monitoring earlier in the day. **Bill Cummings made a motion to hire security again this year. The motion was seconded by Jim Vachter and passed with unanimous vote.**
- **Parking Passes** – encourage to use parking passes now that we are in the summer months and Rockaway is getting busier and the pathway tends to invite people to think they can park in our lot. Passes should also be given to housekeepers, maintenance people, anyone who is going to be parking in our lot. ESPECIALLY on the 4th of July. Discussed
- **ByLaws Review Committee-** we'd like to pick up where we left off in 2019 with the revised ByLaws that were approved by the attorney. They went out to the association for a vote but weren't passed due to some changes that the owners didn't agree with. Would love to have someone review the two sets to compare, and outline what is being changed so we can put those individual items up for a vote.
- **Finance Committee-** if the insurance bid comes back considerably higher than current, we'll need to determine where that money is coming from. If anyone wants to help with this, that would be appreciated.

XI. OWNER COMMENTS / ANNOUNCEMENTS:

- Question about continuing with Murlene. That's up to each unit to decide.
- If each Fractional Unit could get just ONE person to volunteer to help with our projects or committees, that would be amazing. We are a small community and need the help.
- Suggestion to paint a stripe at the entrance that says reserved parking only or something similar.
- Parking on the 4th- people who are checking out can't keep their car in the parking lot. To monitor the cars coming in that afternoon- it was suggested we provide a list to the security guard- collect license plates and car information in advance so they know the cars

truly belong there. Consider having the guard start at 1pm this year. Lori will talk to RCI to see if they are agreeable to that- and what the added cost will be.

- Lock on dumpster for 4th of July- needed. The lock code will be posted inside the elevator for everyone to see.

XII. NEXT MEETING DATE: Tuesday June 3rd at 7:00pm

NOTE: there will be no meeting in July.

XIII. ADJOURNED at 7:54pm.

Respectfully submitted by *Elisa Buckley* and approved by the Board of Directors on 6/3/2025
Elisa Buckley, Secretary

2024-2025 Board Accomplishments:

LORI- MAINTENANCE ITEMS:

- Building exterior paint and caulking, replaced/repaired gutters and downspouts, repainted the common areas. Handrails sanded and repainted. New trim board put on north wall to replace the rotted ones
- Had fire system inspected also had first smoke test done as required. Replaced several fire boxes.
- Repaired the leaks from the 1st floor landing pad to stop water from leaking into the fire suppression room. Replaced the safety fence.
- Neighboring building was discharging their downspouts at our building, worked to get that redirected.
- Emergency repairs to the sewer line.
- Replaced the heater in the lobby
- Bird prevention on 4th floor- replaced air vent to keep them out
- Units 103, 203 and 303 had structural work done on their decks to replace rotted support beams.
- Units 102 and 202- multiple meetings with contractors, the engineer, county and city to get the repair work coordinated to replace the rot and structural supports.
- Annual pump inspection, repairs done and yearly back flow tested.
- Roof inspection done with some repairs. Moss treatment done.
- Cleared sand from the drain in the garage.
- Jeremy and Julie cleaned, repaired and Caulking on the 02s for leaks
- Jeremy is working on the large cracks on stairs and halls
- Hired a new cleaner for the common areas.

JIM- TREASURER:

- Worked with the bookkeeper to balance the 2024 budget and create the 2025 budget.
- Assisted with the tax filing for the HOA
- Provided account balance information as needed to Unit Reps.
- Worked with the bank to eliminate ongoing service charges and research ways to accept online payments and reduce our bookkeepers workload.
- Assisted Lori with building repairs and maintenance – working together to reduce overall expense.

KEVIN:

- Camera system in the parking garage
- Worked to find a nearby business to host an Amazon Locker system- without success.
- Worked with security to assign a door code for UPS and FedEx drivers to put packages in the Lobby
- Acted as a general resource for any issues that needed an on-site representative, such as letting in and escorting contractors, and resetting things after power outages.

BILL:

- Worked as a liaison between the Fractional Units and Etc.Etc. Cleaning to formalize a written contract with outlined processes and procedures so everyone was on the same page.