

Seaview Condominium Association

Board Meeting Minutes

June 3rd 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 7:02pm
- II. **ROLL CALL: Board Members Present:** Lori Lytle, Jim Vachter, Chris Zechmann, Bill Cummings
Unit Owners Present: Elisa Buckley, Jan & Michael Gross, Terry Kistner, Jill Vachter, Jim Stronach, Karrie Hays, Kelli Smyth, Linda & Larry Benson, Randy Holmstrom, Tim Godfrey, John & Vickie Gross, Bob Kern, Debbie Goetz, Steve & Becky Gibson, Molly Jorgensen, Cindy Kinnie, Tim Godfrey,
- III. **AGENDA:** The agenda was presented and adopted.
- IV. **ADOPT THE MEETING MINUTES OF THE PREVIOUS MEETING:** A motion was made by Chris Zechmann to approve the Meeting Minutes for May. The motion was seconded by Jim Vachter and approved unanimously.
- V. **UNFINISHED BUSINESS:**
 - **Parking Lot Numbers/Striping-** There are now numbers on each parking space- they mean nothing. It's just a deterrent. Also a reminder to make sure you are using your green parking placards this summer.
 - **July 4th Security-** splitting the cost of security with RCI- to be on site from 1:00pm – 11:30pm. There will be parking lot monitors and license plates will need to be preregistered to be approved to park in the lot. We will send out an email later to collect that info.
 - **Parking lot- tandem parking-** if you have 2 vehicles you can tandem park on the north side of the lot. Carefully.
 - **Turnover Day-** Week H owners need to remove their vehicles from the parking lot at their usual check out time.
 - **Insurance Policy-** still waiting on quotes to come in- there are 3 in the works: Travelers, Philadelphia, Farmers
 - **ByLaws Review Committee-** need volunteers to review the already revised ByLaws.
 - **Finance Committee-** if anyone is interested in reviewing Seaview finances and evaluating cost cutting or funding options for reserves- contact the Treasurer.
- VI. **NEW BUSINESS:**
 - **Fractional Units- writing just 1 check per month.** In order to streamline the bookkeepers duties, Starting July 1st each owner will write just ONE check to their FOA (\$170.00). The unit will then make one \$700 payment to the HOA. Treating the HOA like a bill- similar to how electric, internet, etc is paid. One payment in full from the unit's bank account. Again, this will start July 1st.

VII. REPORTS

• TREASURER:

- HOA Checking: \$61,264.31
- Long Term Reserve: \$41,20.05
- Special Assessment: \$24,171.44
- Special Assessment balance will be transferred into Long Term Reserve Account and the remaining construction costs will be paid out of that account.

• FRACTIONAL LIAISON:

- Murlene's contract expires June 30th, her last contracted clean is Friday June 27th. Each unit can continue using her if desired- Unit Reps- you'll need to reach out to her directly. Every unit is responsible for hiring their own cleaner.

• MAINTENANCE:

- 102 is awaiting crown moulding and a door trim board.
- 102 & 202 painting is needed- inside and outside. HOA will take care of the exterior painting.
- 303 slider was pulled and recaulked.
- Gutter replacement on 03 side still needs to be performed by Jeremy. It has been postponed due to wind.
- Peaks fire suppression system inspection done and we passed. 1 head was leaking in stairwell and it was replaced. There will need to be another test done on some of the long-stem style.
- Exterior lighting- there are lights with timers- lights in the garage and lobby are on full-time.

• CHAIRMAN:

- In order for our board to work, we need volunteers. Gentle reminder that board members need to be responsive when contacted.

VIII. OWNER COMMENTS / ANNOUNCEMENTS:

- Reserves- request to have bookkeeper send invoices.
- Gutter downspout from RCI was moved- no longer pointing at our building.
- There's a utility cart on the 4th floor- other floors can use it- just be sure to put it back in the right spot and take care to not damage the wall while putting it away.
- Placards for parking MUST be used all summer.

IX. NEXT MEETING DATE: Tuesday August 5th at 7:00pm (no meeting in July)

X. ADJOURNED at 7:46pm.

Respectfully submitted by *Elisa Buckley* and approved by the Board of Directors on 8/5/2025
Elisa Buckley, Secretary