

Seaview Condominium Association

Board Meeting Minutes

August 5th 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 7:00 pm
- II. **ROLL CALL: Board Members Present:** Lori Lytle, Jim Vachter, Chris Zechmann, Bill Cummings
Unit Owners Present: Elisa Buckley, Terry Kistner, John & Vicky Gross, Julie Todd, Matt & Jill Vachter, Bob Kern, Linda & Larry Benson, Debbie Goetz, Robin Severson, Liz Cook, Scott & Karrie Hays, Randy Holmstrom, Rachelan Stronach, Kelli Smith, Johan Hattingh, Tim Godfrey, Cindy Kinnie, Stephanie & Clark, Kevin Brandon, Patti Akins
- III. **AGENDA:** The agenda was presented and adopted.
- IV. **ADOPT THE MEETING MINUTES OF THE PREVIOUS MEETING:** A motion was made by Bill Cummings to approve the Meeting Minutes for June. The motion was seconded by Chris Zechmann and approved unanimously.
- V. **REPORTS**
 - **TREASURER:**
 - HOA Checking: \$46,283.98
 - Long Term Reserve: \$23,786.32
 - Special Assessment: \$0.08
 - Reminder that all Fractionals only write ONE check now and it's to their FOA account. The unit pays the \$700 dues - drawn from the unit's checking account on the 2nd of the month. If anyone is short in their FOA dues, the bookkeeper will contact the Unit Rep.
 - **FRACTIONAL LIAISON:**
 - All fractionals have transitioned to new cleaners.
 - **MAINTENANCE:**
 - **SEWER DRAIN BELLY IN LINE:** The main sewer line that services the 01 units also has the 02 line tying into it. The pipe is deteriorated and corroded and there is a belly in the line causing backups when debris collects. This has been a recurring issue and while it's working currently, it is in need of being replaced. The fix will require removing flooring from Units 101 and 102 in certain areas and the pipe will be replaced. The work will take about 3-4 weeks in total, with water being shut off to the 01 and 02 stack for the first few days of the project. The hope is to wait until January to do the fix but it may need to be done earlier. The board is currently working with a contractor on finalizing an estimate.
 - **BIRDS IN THE ATTIC:** Swallows are nesting in the attic and they are a protected bird so we need to wait until they leave before we can close off the access points they've been using.
 - **JEREMY & LIFT:** When we have the lift- Jeremy will seal off the attic openings, do the 01 dryer vents, reattach the drain pipe for the gutter, and do any other work that requires the use of a lift. Date TBD.

- **LIGHTS & ELECTRIC PANEL:** the exterior lights were on 24-hours a day and tied into the electric panel for turning on/off. A new panel was installed to control those lights using an astronomical timer for best use.
 - **PAINTING:** The bare siding will be painted sometime in September.
 - **ANNUAL INSPECTION:** The annual inspection of the vaults and fire suppression for the elevator will take place on August 14th around 9am. There will be a brief interruption of the elevator, it's possible the security alarm will go off as well.
- **CHAIRMAN:**
 - Thank you to Scott and Karrie Hays (and the brother in law) for all their support and help on July 4th monitoring the parking lot.
 - Thank you Kevin for all your help with the plumbing issues and giving access to plumbers and contractors.
 - Thank you Julie for being hands on and feet on the ground.
 - Thank you Terry for helping Unit 203 when their refrigerator went out- allowing them to use your unit's fridge since your unit was vacant.

VI. UNFINISHED BUSINESS:

- **ByLaws Review Committee-** Linda Benson has spent quite some time going over the previous proposed bylaws revision, comparing it to our current (the original) bylaws and making notes of what was changed. The committee will go through what she's put together and make some decisions on what to present to the association for a vote to change the bylaws and get them updated. Thank you Linda for all your help on this.

VII. NEW BUSINESS:

- None

VIII. VIOLATION LETTER HEARING:

- The owner of Unit #201 was notified of a violation and given 14 days to request a hearing, as required. The owner was advised that if no date was selected, the hearing would be added to this meeting's agenda as hearings are open to all owners. No date was requested by the owner and the owner did not attend this meeting. The Board proceeded without their input. **Bill Cummings made a motion that we follow the association's enforcement policy and impose the \$100 fine. Jim Vachter seconded the motion and it was approved with unanimous vote.**

IX. OWNER COMMENTS / ANNOUNCEMENTS:

- Unit 303 had to replace their refrigerator and microwave.
- Unit 202 had to replace their refrigerator.
- Unit 302 flooring took longer than expected and Kevin appreciates everyone's patience with that.

X. NEXT MEETING DATE: Tuesday September 9th at 7:00pm

XI. ADJOURNED at 7:38pm.

Respectfully submitted by *Elisa Buckley* and approved by the Board of Directors on 9/9/2025
Elisa Buckley, Secretary