

Seaview Condominium Association

Board Meeting Minutes

September 9th 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 7:02 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, Linda Benson, Liz Cook, Rachelan Stronach, Debbie Goetz, Bob Kern, Cindy Kinnie, Kelli Smyth
- III. **AGENDA:** The agenda was presented and adopted.
- IV. **ADOPT THE MEETING MINUTES OF THE PREVIOUS MEETING:** Meeting minutes for August were approved.
- V. **REPORTS**
 - **TREASURER:**
 - HOA Checking: \$51,279.458
 - Long Term Reserve: \$33,027.20
 - Special Assessment: \$0.08
 - Budget report is being cleaned up and will be resent
 - Our Accountant has retired so we need to find a new one- needed for taxes
 - **FRACTIONAL LIAISON:**
 - Fractional units are not required to use the same bookkeeper. Units can get their own bank account and hire their own bookkeeping services (or do it themselves) if needed.
 - **MAINTENANCE:**
 - **101/102 SEWER DRAIN ISSUE:** Getting another evaluation. Plumber came out and snaked the line and feels that jetting the pipes clear and running a camera through to ensure they are clear could be enough. Recommend installing some cleanouts to make future cleanouts easier. Jetting won't fix the belly, but belly is likely not the main issue. Still need to check for corrosion issues though. More research and estimates being gathered.
 - **WAITING ON LIFT:** Still waiting on the lift to replace the gutter drain pipe, replace the missing siding and clean out the '01 vents and close up the bird openings. Should be available soon.
 - **PAINTING:** Painting is scheduled for October 10th for the areas that are needing paint.
 - **DOOR EXIT FROM SOUTH STAIRWELL:** Interior siding is rotted at the bottom due to water intrusion. Jeremy will work on that area to try to prevent water from getting in.
 - **PEAKS** came out and replaced a few sprinkler heads.
 - **LEAVITTS** came out and did the backflow maintenance.
 - **ROOF** inspection was done, roof was cleaned, a few minor repairs were done.

- **CHAIRMAN:**

- There was an incident last weekend where someone who was not part of Seaview told someone they were locked out and were part of the building. The person let them in but escorted them and quickly realized they weren't part of the building and escorted them back out. They called the police due to the individual's demeanor (appeared to have severe dementia) to get her some help. Moral of the story.... don't take offense if someone asks you which unit you are staying in. This is to keep the building safe. And don't be afraid to say "no" on letting someone in that you don't recognize. This could have had a different ending- we need to be safe.

VI. UNFINISHED BUSINESS:

- **ByLaws Review Committee-** tabled for later.

VII. NEW BUSINESS:

- None

VIII. OWNER COMMENTS / ANNOUNCEMENTS:

- Shout out to Matt for his newsletter!

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

X. ADJOURNED at 7:34pm.

Respectfully submitted by *Elisa Buckley* and approved by the Board of Directors on 10/07/2025
Elisa Buckley, Secretary