

# Seaview Condominium Association

## Board Meeting Minutes

### January 7, 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 7:04pm

#### II. ROLL CALL:

**Board Members Present:** Lori Lytle, Bill Cummings, Jim Vachter, Kevin Brandon

**Unit Owners Present:** Elisa Buckley, Terry Kistner, Vicky & John Gross, Becky & Steve Gibson, Debbie Goetz, Scott & Karrie Hays, Julie Todd, Liz & Kirby Cook, Larry Benson, Molly Jorgensen, Rachaelan Stronach, Tim Godfrey, Liz Ohlmann, Bev Thompson, Jill Vachter, Bob Kern,

#### 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. REPORTS

- **TREASURER:**

- HOA Checking: \$91,283.91
- Long Term Reserve: \$46,155.64
- Special Assessment: \$24,167.45 (will be used for deck repairs on 203 & 303)
- Budget being reviewed by the bookkeeper but is just about done.
- No dues increases planned for 2024.
- There will likely be another Long Term Reserve assessment for 2025- but won't be any more than last year's Long Term Reserve assessment.
- Meeting with Bank of America to get auto-pay set up

- **FRACTIONAL LIAISON:**

- All the units have figured out their cleaning companies and procedures/processes. Supplies have been split up. The Cleaning tab on the website has been updated to be unit specific.

- **MAINTENANCE:**

- **Wind Damage**- we lost 1 downspout on the side of the building that will be repaired once the weather calms down a bit. No other damage was noted.
- **203 & 303 Deck update:** talked to the commercial contractor and he's been in contact with the county and the county needs more information before they can grant the permit.
- **102 & 202 Interiors:** engineering report is back and has been sent to the contractors to come up with a bid. Permits will be needed for this as well.

- **Painting**- the lobby was refreshed and each landing off the elevator (every floor) has been repainted. Please use caution when putting the carts back as there's been a lot of wall damage from being rough and rammed into the wall. Will look into installing some sort of protections.
- **Fire Extinguisher boxes** were replaced on the 3<sup>rd</sup> and 4<sup>th</sup> floor as they were completely disintegrated due to weathering.
- **Crash bars** need to be replaced on some of the doors due to weathering.
- **CHAIRMAN:**  
Lori thanked all the board members for their work lately- there's been a lot of things happening. Jim in turn thanked Lori for all she's done.

#### **VI. UNFINISHED BUSINESS:**

- **Violations – Enforcement Resolution and Fine Schedule** – This resolution has been in the works for a couple years- to further clarify and expand the previous resolution that was distributed a few years ago. An official Seaview Rules and Regulations document was also put together since it is referenced in the ByLaws as a document that we should have it on hand. Many of the rules in that document come from the ByLaws, but several additional rules that have been communicated over the decades were also added and the rules document was reviewed at the last meeting with all the homeowners that were present. **Jim Vachter made a motion to adopt the Enforcement Resolution and Fine Schedule 2025 and the motion was seconded by Bill Cummings, approved with unanimous vote.** A copy will go out to all unit owners shortly.
- **Amazon packages** – Troxel is working to see if he can have an Amazon Locker at his location.
- **EV Charging** –the City of Rockaway is planning to install 4 fast-charging stations (each with 2 ports) in the new public parking lot just a couple blocks away. Seaview owners can utilize those spaces for charging their cars, so we may not need to have one at Seaview for quite some time. After the email went out a couple months ago there was only a small amount of feedback. It's important to have all the owners give feedback on installing one and it will also require a majority vote of the owners. The EV charging committee will be temporarily on hold.
- **Vote on Budget** – tabled to the next meeting.

#### **VII. NEW BUSINESS:**

- **Cleaning of fireplaces.** People using Etc. Etc. cleaning need to clean their own fireplaces. Scoop the cooled ashes into the bucket, then when sure cooled dump the ashes into a plastic trash bag tie that off and put that in the dumpster. Do not dump the ashes directly into the dumpster.
- **202 has a new Unit Rep:** Jim & Rachelan Stronach

#### **VIII. OWNER COMMENTS / ANNOUNCEMENTS:**

None.

#### **IX. NEXT MEETING DATE:** Tuesday February 11<sup>th</sup> at 7:00pm

#### **X. ADJOURNED** at 7:38pm

Respectfully submitted by Elisa Buckley and approved by the Board of Directors on 2/11/25  
Elisa Buckley, Secretary

# Seaview Condominium Association

## Board Meeting Minutes

### February 11<sup>th</sup> 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, Terry Kistner, Cindy Kinnie, Debbie Goetz, Jim Stronach, Julie Todd, Larry Benson, Scott Hays, Kelli Smyth, John & Vicky Gross, Bob Kern, Beverly Thompson, Jill Vachter, Randy Holmstrom (1130)
- 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. **REPORTS**
  - **TREASURER:**
    - HOA Checking: \$59,865.39
    - Long Term Reserve: \$66,157.58
    - Special Assessment: \$24,168.27 (leftover from paint assessment so will be used for deck repairs on 203 & 303)
    - Financial reports for each fractional will be going out soon.
    - The 2025 Budget was presented and Jim walked through it. Need to remove the estimated Late Fees income and correct the Insurance Amount- it's only showing ½ year. Note that the Assessments should not be considered part of the annual operating budget. Monthly dues will not be increasing this year. There will be another annual assessment to fund the Reserve Account, as it was previously agreed upon last year that this would be an ongoing thing reviewed annually. Budget could not be voted on since it needs corrections. **Bill Cummings made a motion to leave the monthly dues amount as-is and assess each unit \$4,800 to fund the reserve account for 2026. This amount will be due by December 31<sup>st</sup> 2025. The motion was seconded by Kevin, discussed, and voted on with unanimous approval.**
  - **FRACTIONAL LIAISON:**  
Nothing to report other than one Fractional Unit has converted the primary bathroom tub into a walk-in shower. It's nice to see units making improvements.
  - **MAINTENANCE:**
    - 203 & 303 Decks: Engineer has finished all calculations and contractor has submitted to the county. Just waiting on permits.
    - 102 & 202 Interior: Commercial Contractor has come back with an estimate of \$40K-\$50K
    - Painter did a follow up inspection – there's an area that might need some work this Spring.
    - Side of 102 deck (outer) needs some work where the siding piece keeps coming off.
    - Roof was fine after the storm- there is some moss that will need to be treated.
    - 4<sup>th</sup> floor had a vent with birds occupying- those have been closed off now.

- Sliding door weep holes need to be cleaned in each unit- DIY or contact Jeremy.
- Reminder to also clean the dryer vents this year.
- The downspout that blew off during the wind storm- needs a lift to reattach so when that is being done the 01 dryer vents will be cleaned since they also require a lift.
- 302 asked to have Maintenance check out a beam on their deck that was called out in his inspection report when he purchased.
- **CHAIRMAN:**
  - Remodeling of lobby- Thank you Kevin for assembling everything. It's still a work in progress, considering adding a small café table.

**VI. UNFINISHED BUSINESS:**

- **Amazon packages** – Troxel was declined as a location. Debbie at Joe's Snacks and Beer is interested so Kevin is working with her. They are thinking the laundromat door/area would be a great fit. Kevin would like a UPS Code- will submit request to Security Committee.

**VII. NEW BUSINESS:**

- **Window Replacement** Lori went to a home show where she spoke with several window companies/repos. Consensus was the window issues are all related to aging, broken/weakened seals. Time to start thinking about replacing windows- either the whole window, or just the glass, or glazing. Windows are Unit responsibility. Scaffolding will be required for installation. Rough estimate would be around \$1,000 per window plus the cost of scaffolding. Perhaps just do one stack at a time (03's, 02's, etc.) Just start thinking about it. No rush right now.
- **Keyless Locks & Unit Access** if your unit doesn't have keyless access, you might consider it. Units with traditional locks- please make sure there is an accessible key that maintenance can use. The Board should have a copy of each unit's key.
- **Newsletter Feedback** Based on the feedback from the survey the newsletter will be distributed quarterly now, a couple weeks before the first month and will contain 3 months of events from as far north as Astoria and south to Lincoln City, a spotlight article on local communities or history and some Seaview specific information.

**VIII. OWNER COMMENTS / ANNOUNCEMENTS:**

- Question about window replacement- is it unit or HOA responsibility? It's individual condo responsibility.
- Beach access from the Wayside is looking good. Still some final work to be done.
- Fire Inspection- can units have their personal fire extinguisher checked? Yes- Peaks can do an inspection when they come out, at the Unit's expense.

**IX. NEXT MEETING DATE:** Tuesday March 4th at 7:00pm

**X. ADJOURNED** at 7:50pm.

Respectfully submitted by Elisa Buckley and approved by the Board of Directors on 3/11/25  
 Elisa Buckley, Secretary

# Seaview Condominium Association

## Board Meeting Minutes

### March 11<sup>th</sup> 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 31<sup>st</sup> 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](mailto: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 1<sup>st</sup> 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 8<sup>th</sup> 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

# Seaview Condominium Association

## Board Meeting Minutes

### April 8<sup>th</sup> 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 7:04pm
- II. **ROLL CALL: Board Members Present:** Lori Lytle, Bill Cummings, Jim Vachter  
**Unit Owners Present:** Elisa Buckley, Terry Kistner, Debbie Goetz, Chris Zechmann, Randy Holmstrom, John & Vicki Gross, Scott Hays, Liz Cook, Jill Vachter, Julie Todd, Tim Godfrey, Bob Kern, Kevin Brandon, Cindy Kinnie, Beverly Thompson,
- 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-** Amazon has declined to put a locker at Troxels and Joe's Snacks.
  - **Recycling Options-** Terry will research and report back
  - **Board Member Nominations-** ballot going out this Friday due back April 20<sup>th</sup>. Still only have 1 nomination.
- VI. **NEW BUSINESS:**
  - The May meeting will be the Annual meeting.
- VII. **REPORTS**
  - **TREASURER:**
    - HOA Checking: \$57,661.74
    - Long Term Reserve: \$68,081.88
    - Special Assessment: \$24,169.83
    - Online/Auto payment options- met with the Bank and there's not really a way to set that up easily since there are so many different accounts and units.
  - **FRACTIONAL LIAISON:**
    - 303's window was replaced. The window tint is Solex Green and the glass is from General Glass. The work was done by Jack Deming 503-801-7222. He works through Rosenberg Builders Supply. The invoice came from Rosenberg.
  - **MAINTENANCE:**
    - 303 & 203 Deck work is complete- just needs some repainting!
    - 102 & 202 work to begin on the 14<sup>th</sup>, expect work to be done 5 days a week from 9-5 and should take 2 weeks.
    - Sandbags removed and hose reconnected.

- **CHAIRMAN:**

- Kevin Brandon has resigned from the Board, Lori thanked him for all the work he did for us. She also thanked Jim for all his hard work on the banking stuff and thanked Elisa for her assistance when needed.

**VIII. OWNER COMMENTS / ANNOUNCEMENTS:**

- Chris Zechman stated he'd consider being on the board and has agreed to have his name on the ballot
- Owners have noticed lights are on 24/7 in some areas, suggested to put lights on a timer
- Bill thanked Lori for all her work at Seaview

**IX. NEXT MEETING DATE:** Tuesday May 6<sup>th</sup> at 7:00pm

**X. ADJOURNED** at 7:22pm.

Respectfully submitted by Elisa Buckley and approved by the Board of Directors on 5/6/2025  
Elisa Buckley, Secretary

# Seaview Condominium Association

## Annual Meeting Minutes

### May 6<sup>th</sup> 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 27<sup>th</sup> 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 31<sup>st</sup>.
- **July 4<sup>th</sup> 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 4<sup>th</sup> 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 4<sup>th</sup>- 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 4<sup>th</sup> of July- needed. The lock code will be posted inside the elevator for everyone to see.

**XII. NEXT MEETING DATE:** Tuesday June 3<sup>rd</sup> 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 1<sup>st</sup> 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 4<sup>th</sup> 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.

# Seaview Condominium Association

## Board Meeting Minutes

### June 3<sup>rd</sup> 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 4<sup>th</sup> 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 1<sup>st</sup> 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 1<sup>st</sup>.

## **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 30<sup>th</sup>, her last contracted clean is Friday June 27<sup>th</sup>. 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 4<sup>th</sup> 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

# Seaview Condominium Association

## Board Meeting Minutes

### August 5<sup>th</sup> 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 & Vicki 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 2<sup>nd</sup> 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 14<sup>th</sup> 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 4<sup>th</sup> 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 9<sup>th</sup> 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

# Seaview Condominium Association

## Board Meeting Minutes

### September 9<sup>th</sup> 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 & Vicki 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 10<sup>th</sup> 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 7<sup>th</sup> 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

# Seaview Condominium Association

## Board Meeting Minutes

### October 7<sup>th</sup> 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 7:01 pm
- II. **ROLL CALL: Board Members Present:** Lori Lytte, Jim Vachter, Bill Cummings  
**Owners Present:** Elisa Buckley, Terry Kistner, Patti Atkins, Debbie Goetz, Kelli Smyth, Julie Todd, Linda Benson, Randy Holmstrom, Bev Thompson (138764), Liz Cook, Rachelan Stronach
- III. **AGENDA:** The agenda was presented and adopted.
- IV. **ADOPT THE MEETING MINUTES OF THE PREVIOUS MEETING:** Meeting minutes for September were approved.
- V. **REPORTS**
  - **TREASURER:**
    - HOA Checking: \$41,636.38
    - Long Term Reserve: \$33,968.25
    - Working on getting Q3 YTD Budget vs Actual
    - Accountant was hired, taxes are being done- filed in time
    - Automatic withdrawals are in place between Fractional Units and the HOA to ensure HOA dues are paid on time.
  - **FRACTIONAL LIAISON:**
    - Reminder that your owners are paying only to your unit's account. The HOA dues of \$700/mo are drawn from your unit's account. It's important to make sure your fellow owners are paying and a reminder that owners that are past due cannot use their week.
  - **MAINTENANCE:**
    - **101/102 SEWER DRAIN ISSUE:** They were able to clear the line- it was full of sand and grease and took a camera through it and the belly does not appear to be an issue. 1<sup>st</sup> floor units should follow a protocol of using the drain cleaner provided to keep build-up from recurring. Be very cautious about sand- keep sand from getting into drains.
    - **Emergency door on south side of building:** Jeremy has made some modifications to hopefully prevent water from getting into that area.
  - **CHAIRMAN:**
    - Thank you Scott for helping with the plumber's appointment.
    - When you have questions or comments on things, please follow the proper channels.

**VI. UNFINISHED BUSINESS:**

- **ByLaws Review Committee**- we have a group of 5 people reviewing the documents. There was a draft done in 2017 to update the bylaws- making them easier to read with up to date information and non-applicable language and terms removed. We are starting with that version-going through it with a fine tooth comb to see what changes were made. The committee will put together a recommendation on the changes that should be made- present that to the board- and then present those changes to the ownership to review and vote on. We will tackle this 1 or 2 articles at a time. The final step is to take all the approved voted-on changes and compile one complete document which will need to be voted on again in order to be considered legitimate. This is going to be a long and slow process. If anyone else is interested in joining, we've been having meetings every other week typically around 9:30-10:30am.

**VII. NEW BUSINESS:**

- Comcast Emails- if you have a non-comcast email please email the secretary so we can update your address. Comcast continues to block our emails most of the time.

**VIII. OWNER COMMENTS / ANNOUNCEMENTS:**

- Selling a unit- the Title company takes care of the dues payments for the month the closing occurs.
- Parking lot numbering is working great.

**IX. NEXT MEETING DATE:** Tuesday November 11<sup>th</sup> at 7:00pm. There will be no meeting in December.

**X. ADJOURNED** at 7:26pm.

Respectfully submitted by Elisa Buckley and approved by the Board of Directors on 1/6/2026  
Elisa Buckley, Secretary

The November 11<sup>th</sup> 2025 meeting was canceled due to lack of quorum.

There was no meeting scheduled for December.