

Seaview Condominium Association

Board Meeting Minutes

January 6th, 2026

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

The November 11th 2025 meeting was canceled due to lack of quorum. There was no meeting scheduled for December.

- I. **CALL TO ORDER:** The meeting officially started at 7:02pm
- II. **ROLL CALL: Board Members:** Chris Zechmann, Lori Lytle, Jim Vachter, Bill Cummings
Owners: Jan & Michael Gross, Julie Todd, Kirby Cook, Linda Benson, Elisa Buckley, Debbie Goetz, Patty Warren, Jim Stronach, Bob Kern, Jill Vachter, Tim Godfrey, Bev Thompson (138764), Randy Holmstrom, Terry Kistner
- III. **AGENDA:** The agenda was presented and adopted.
- IV. **ADOPT THE MEETING MINUTES OF THE PREVIOUS MEETING:** Meeting minutes for October were approved.
- V. **REPORTS**
 - **TREASURER:**
 - HOA Checking: \$46,137.86
 - Long Term Reserve: \$59,572.27
 - 2026 Budget is being worked on and 2025 Financial reports will go out later as well. There will be discussion about another Reserve Assessment for 2027.
 - **FRACTIONAL LIAISON:**
 - **Fractional Agreement Review Committee-** Linda walked through the agreement and made notes, will have ByLaws committee review as well.
 - **Fractional Unit Reminders-** If your unit has work being done on it- your unit needs to find someone to handle it, it's not the board's responsibility to coordinate or grant access or sit at the unit. Please get a special code for workers for the building door. Reminder that everything inside your condo is your responsibility, not the board's responsibility. If your batteries are dying on your keypad, please replace them yourself.
 - **MAINTENANCE:**
 - **Unit Access for Repairs-** need to provide door key code to maintenance- or other key access.
 - **Window Leaks-** windows are unit owner responsibility, but flashing and siding/trim are HOA responsibility. Just a reminder to report if you see water coming in so the Board can add it to the list of units that need to be checked out by a contractor. It is still your unit's responsibility to dry it- and keep it dry- and find someone to monitor it if your unit will be vacant during storms.
 - **Minimum Temperature-** The lobby heater is also turned on in the wintertime- don't turn it off please- it's on to help maintain temperatures in there. Elisa shared a recent experience in her unit: she had the heat set to 55 since her unit was empty and during a recent storm she had someone check her windows for leaks. The person commented that it felt cold and

damp so she checked her wifi humidity monitor and it showed 74% indoor humidity! She turned the heat on to 64 and after several days the humidity dropped to 47. She suggested everyone be aware and perhaps keep their units heated a bit during the colder damp months.

- **Storm Drains**- the King Tides pushed some logs and sand into the pipe so it wouldn't discharge at the rocks/stream like it is supposed to- the city was contacted and the pipe was cleared.
- **Garage Drain**- the drain was backing up- clogged with sand, debris, paint brushes, gloves, all kinds of things! A reminder to not put sand or anything else down the garage drain- advise your workers of the same.
- **2 building doors have faulty mechanical arms and those are being replaced.** They are expensive but a good price was found so several replacements were purchased to repair those and future doors.

• **CHAIRMAN:**

- **ByLaws Review Committee**- still reviewing- about 75% through the initial review. The intent is to remove any "declarant" language, simplify the language and ensure they are in compliance with Oregon Condominium Law. Once complete they will go to the Attorney to review. So far the suggested changes are: adding fractional ownership units to the voting rights section and adding email as a form of acceptable communication. No other changes have been made to the original bylaws, though there's still the final Articles to review. The final draft will go out to owners for review and voting.
- **Fire Alarm due to Power Outages**- the fire alarm typically goes off when the building loses power, or if something is happening with the elevator. The alarm will close the elevator doors as a precaution. There's a red box by the elevator with instructions on how to turn it off. The Board is notified when it goes off, but since we don't have anyone on site full time- anyone who is there can shut it off and re-open the elevator doors.
- **New Unit Reps for 202:** Liz and Kirby Cook

VI. UNFINISHED BUSINESS:

None

VII. NEW BUSINESS:

- **Purchasing Amazon Account**- when items need to be purchased, the purchase approval is by 2 board members- would like to set up debit card on Amazon account. Would also like to also have Matt be the researcher and order the approved items. Debit card should also be set up for the Ring Cameras and any other annual or monthly fees. Want to get away from using personal cards and getting reimbursed.
- **Starlink for Building Internet**- Spectrum seems to have a lot of issues. Would like to look into other internet opportunities- would Starlink work? How many dishes would be needed? Where would they be mounted?
- **Board Nominees**- time to start thinking about the election this Spring. If anyone is interested in being on the board there are 2 positions that will be opening up. Lori and Jim's terms are both ending.

VIII. OWNER COMMENTS / ANNOUNCEMENTS:

- Question about utility carts- they are available for use. Floor 2 doesn't have one- these are not HOA provided but owner provided. 4th floor said anyone can use theirs.
- The slider leak in 202 needs to be repaired at 302's slider- will be addressed when Jeremy is available.

- Comment about slider doors in general- good idea to lift the doors out of the tracks to clean the tracks, clean and lubricate the wheels, clear the weepholes on a regular basis.
- Question about the plumbing that was backing up on the 1st floor- is it resolved? The lines were cleaned/jetted and cleared. The 1st floor units will need to maintain drains with the solution that was provided to them- and possible annual inspections/cleaning. To the best of our knowledge it is clear and flowing as it should.

IX. NEXT MEETING DATE: Tuesday February 10th at 7:00pm.

X. ADJOURNED at 7:57pm.

Respectfully submitted by Elisa Buckley and approved by the Board of Directors on 2/10/2026
Elisa Buckley, Secretary