

Seaview Condominium Association

Board Meeting Minutes

February 10th, 2026 (regular meeting)
February 19th, 2026 (special session)

The following are the minutes of the February 10th 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:** Chris Zechmann, Lori Lytle, Jim Vachter
Owners: Elisa Buckley, Terry Kistner, Patti Warren, Julie Todd, Linda Benson, Jim Stronach, Kelli Smyth, Debbie Goetz, Vickie Gross, Bob Kern, Johanna Wills
- III. **AGENDA:** The agenda was presented and adopted.
- IV. **ADOPT THE MEETING MINUTES OF THE PREVIOUS MEETING:** Meeting minutes for January were approved.
- V. **REPORTS**
 - **TREASURER:**
 - HOA Checking: \$42,808.81
 - Long Term Reserve: \$61,814.14
 - **Budget-** The 2026 budget was shown on the screen. Some changes from last year- the building maintenance amount was bumped down from last year. Insurance was bumped up significantly. Bookkeeping fees have lowered due to the single-check processing. Legal fees were also low last year. The 2026 assessment is included as income in the 2026 budget....any leftover money would go back to the assessment account. There will need to be another assessment for 2027- with the hopes we can get our reserves up to a point where we don't need to do them every year- or maybe just half the amount. ***Chris made a motion to adopt the 2026 budget as presented. Lori Lytle seconded the motion. It passed unanimously.***
 - **Taxes** will be filed on extension
 - **FRACTIONAL LIAISON:**
 - **Fractional Agreement Review Committee:** The FIA is being reviewed with a goal to make it more condensed, easier to read, simplified and updated to reflect current procedures, routines, technology, etc. This will be tackled after the ByLaws have been finalized to make sure they work together.
 - **MAINTENANCE:**
 - **Window Leaks-** there are some units that need to have their windows replaced.
 1. If you are unsure if your seals are broken there's a test you can do- put an ice cube on your window and move in a circle- wait for it to fog the glass. Once fogged, wipe it. If the circle remains, your seal is broken.
 2. "Solar green" is the color of the glass, but there's more detail needed before we can order replacements. We need to know the manufacturer and the actual glass color information. If anyone has this information anywhere, please pass it along to the board. The board will make that information available to everyone.

- **Fire Suppression Vaults in the parking lot:** full of water, equipment submerged. This is an ongoing issue. Received an estimate from a contractor with a recommendation to install a sump pump and run a line from the vault to the storm drain in the parking lot, line the box to prevent moisture from coming in as well. ***Jim made a motion to accept the bid from Tillamook Septic. The motion will be tabled so the Board Members can review the estimate deeper.***
- **CHAIRMAN:**
Dark Week (Deep Cleaning week) is always the first full week in January. For 2027 that would be January 1-8th. Murlene had requested it be moved to January 8-15th due to the holiday. What do the Fractional Units want to do now that Murlene isn't the cleaner? Discussion - most want to keep the dark week as the 1st – 8th- Will follow up with each Unit to confirm that is their decision. It does not have to be the same for each unit.

VI. UNFINISHED BUSINESS:

- **Starlink for Building Internet-** still researching. Spectrum might have a battery backup option that will keep internet going during a power outage, Chris will look into that.
- **2027 Reserve Account Assessment.** ***Chris made a motion to do another annual assessment of \$4,800 per unit to build the reserves. The motion was seconded by Jim and passed unanimously.*** Each unit will have until December 31st to pay their portion.
- **Board Nominees-** Jim and Lori's terms are both expiring in April. They have both agreed to run again but would love to have more participation by other owners, too.

VII. NEW BUSINESS:

- **ByLaws Committee-** Articles I-III draft is ready to send out. Much discussion about how to present the document to the membership- if Kyle should review it first or if the owners should review it first. This is just a draft. The version we'd send out (pre-Kyle review) would show the changes that were made. Kyle's version would be the final version. It was decided to send it to the owners first to see the changes, allow a brief time to review, then send to Kyle for final review and to assemble. Once the whole document is done, it will go out for membership voting in order to go into effect.

VIII. OWNER COMMENTS / ANNOUNCEMENTS:

- None.

IX. NEXT MEETING DATE: Tuesday March 3rd at 7:00pm.

X. ADJOURNED at 7:42pm.

XI. SPECIAL MEETING on Thursday 2/19/26 at 7pm.

- The purpose of the meeting was to approve the bid for the suppression vault.
- Meeting notice was sent by email on Tuesday 2/17.
- Board Members in attendance: Lori Lytle, Bill Cummings, Jim Vachter, Chris Zechmann (by Proxy).
- Owners in attendance: Julie Todd, Terry Kistner, Bob Kern, Kirby Cook.
- Meeting started at 7:07pm.
- **Bill Cummings made a motion to approve the \$20,000 bid from Tillamook Septic and also approve an additional \$6,000 for an electrician and/or any incidentals that may pop up. The motion was seconded by Jim Vachter and approved unanimously.** Lori will contact the company to get the work scheduled.
- Meeting adjourned at 7:12pm.

Respectfully submitted by *Elisa Buckley* and approved by the Board of Directors on 3/3/2026
 Elisa Buckley, Secretary