

Seaview Condominium Association

Board Meeting Minutes

March 3rd, 2026

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 7:01pm
- II. **ROLL CALL: Board Members:** Lori Lytle, Chris Zechmann, Jim Vachter, Bill Cummings
Owners: Elisa Buckley, Terry Kistner, Patty Warren & Gordon Baxter, Julie Todd, Debbie Goetz, Rachelan Stronach, Steve & Becky Gibson, Bob Kern, Jill Vachter
- III. **AGENDA:** The agenda was presented and adopted.
- IV. **ADOPT THE MEETING MINUTES OF THE PREVIOUS MEETING:** Meeting minutes for February were approved.
- V. **REPORTS**
 - **TREASURER:**
 - HOA Checking: \$23,500.04
 - Long Term Reserve: \$60,856.03
 - **2025 Year End Budget vs Actual** was presented and discussed. A copy will be sent out to all the owners.
 - **2026 Budget-** The 2026 budget was sent out to everyone on February 10th.
 - **FRACTIONAL LIAISON:**
 - **MAINTENANCE:**
 - **Window Leaks:** still working on getting quotes. Got a verbal but waiting for the onsite. 203 needs 5 windows. Any units that are looking for replacements need to contact the board ASAP so they can get an estimate.
 - **Vaults in the parking lot:** repairs are mostly complete, sump pumps were added, electricity has been ran, minimal concrete removed from around the storm drain. This company is willing to come back and maintain our sewer vault (instead of the other company we've been using). They can also do the regular jetting of pipes and maintain the other vaults at a cost savings of about \$4,000 per year. No RV's can drive across or park on the grassy area owned by Seaview. Announcement needs to go out before summer.
 - **Smoke detector/alarm testing needs to be scheduled.** Will coordinate with the elevator/security company and send a note out. Sprinkler inspection is done separately- every April (they do our backflow also).
 - **CHAIRMAN:**
 - **Bylaws Committee:** Articles I-IV have been sent out. A lot of great feedback, nothing disputed, some great questions asked for clarifications- or why something is worded the way it is. Elisa shared a Q&A document of the questions that have been asked. Article V-VI are ready to go out. Lori thanked Terry, Linda, Julie, Nancy and Elisa for all their work and relayed that the committee meets every 2 weeks and that it's been a good process with a lot of good communication.

VI. UNFINISHED BUSINESS:

- **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:

- None.

VIII. OWNER COMMENTS / ANNOUNCEMENTS:

- None.

IX. NEXT MEETING DATE: The board would like to move to meeting every other month. The next meeting will be the ANNUAL meeting on May 5th via Zoom.

X. ADJOURNED at 7:42pm.

Respectfully submitted by *Elisa Buckley* and approved by the Board of Directors on 5/5/2026
Elisa Buckley, Secretary

Ordinary Income	Budgeted	Actual	
HOA Dues	\$100,800	\$96,770	
	Profit / Loss	\$8,222	-\$23,514 pulled from Reserves
Expenses	\$92,578	\$120,284	
Operating Contingency	\$6,000	\$0	\$ 6,000.00
Building Maintenance Contract	\$6,000	\$6,000	\$ -
Sewer Vault Maintenance Contract	\$2,160	\$2,160	\$ -
Website	\$301	\$203	\$ 98.05
Backflow Maintenance Contract	\$2,320	\$2,320	\$ -
Fire Protection Maintenance Contract & Repairs	\$2,228	\$3,533	\$ (1,304.09)
Elevator Maintenance Contract & Repairs	\$5,818	\$5,101	\$ 716.12
Building Maintenance and Repairs			\$ -
Sewer Emergencies	\$0	\$7,217	unexpected expense \$ (7,217.21)
Painting	\$5,000	\$5,218	\$ (218.05)
Misc Repairs	\$5,000	\$2,795	\$ 2,205.00
Security Systems Maintenance & Repairs	\$1,276	\$875	\$ 400.55
Dumpster & Sanitation	\$1,324	\$1,350	\$ (26.00)
Materials Reimbursement for Repairs	\$0	\$464	\$ (464.41)
Office Expenses	\$779	\$48	\$ 730.79
Landscaping Contract	\$1,780	\$1,920	\$ (140.00)
Postage & Delivery	\$6	\$0	\$ 6.13
Permits/Dues	\$0	\$242	\$ (241.92)
Bank Fees	\$20	\$6	\$ 13.50
Subscriptions	\$0	\$640	\$ (639.90)
Housekeeping	\$5,200	\$5,225	\$ (25.00)
Insurance	\$18,012	\$45,151	unexpected expense \$ (27,139.06)
Licenses and Fees	\$50	\$50	\$ -
Miscellaneous	\$1	\$738	\$ (736.98)
Professional Fees- Accounting	\$0	\$1,325	\$ (1,325.00)
Professional Fees- Bookkeeping	\$4,800	\$3,863	\$ 937.13
Professional Fees- Legal	\$5,000	\$3,315	\$ 1,685.00
Repairs	\$0	\$800	\$ (800.00)
Utilities- Internet	\$0	\$0	\$ -
Utilities- Fire Alarm	\$1,096	\$1,280	\$ (184.10)
Utilities- Elevator Communications	\$982	\$984	\$ (1.82)
Utilities- Electricity	\$3,261	\$3,297	\$ (36.00)
Utilities- Water & Sewer	\$14,164	\$14,164	\$ 0.40
			\$ -
			\$ -
Reserve Accounts			\$ -
Deck/Dry Rot Repairs	\$75,000	\$88,121	\$ (13,121.32)
			\$ -
Long Term Reserve Current Balance 3/3	\$60,856	\$60,856	\$ -
Expected Balance on 12/31/2026	\$118,456	\$118,456	\$ -