

Seaview Condominium Association

Annual Meeting

May 5th, 2026

The following are the minutes of the Annual 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:** Lori Lytle, Chris Zechmann, Jim Vachter, Bill Cummings
Owners: Elisa Buckley, Terry Kistner, Liz & Kirby Cook, John & Vicki Gross, Clark & Stephanie Eisert, Nancy Eichsteadt, Linda Benson, Patty Warren, May Lee, Jim Stronach, Rob Strickland, Molly Burkart, Bob Kern, Jill Vachter, Debbie Goetz, Johan Hattingh

- III. **AGENDA & ADOPT MEETING MINUTES:** The agenda was presented and adopted. The meeting minutes for March were approved.

- IV. **ANNOUNCE ELECTION RESULTS- BOARD AND OFFICERS:**
 - 2026 Board Members: Lori Lytle, Jim Vachter, Chris Zechmann, Bill Cummings
 - 2026 Officers: President- Lori Lytle, Treasurer- Jim Vachter, Secretary- Elisa Buckley

- V. **ANNUAL REPORTS**
 - **TREASURER:**
 - HOA Checking: \$19,908.66
 - Long Term Reserve: \$62,400.12
 - 2026 Budget vs Actual was presented. We are about 1/3 through the year. Notable expenses- building repairs are already at 50% and elevator is already above budget due to a repair (the most recent issue being the call button on the 4th floor not working)
 - **FRACTIONAL LIAISON:**
 - Introduced Linda Bensen as the Unit Rep Liaison- she will be the point of contact between Unit Reps and the Board. Linda wants to thank the Unit Reps for being so responsive when she's needed to get information from them.
 - **MAINTENANCE:**
 - 2025 accomplishments: the sewer pipe at the vault was repaired and the vaults now have a sump pump to keep the water out. Units 102 and 202 wall repairs have been finished. Several door mechanisms have been replaced. The storage 'cage'- the South door might need to be replaced at some point, but the rain water that was coming in seems to be stopped now. Garage lights can now be controlled by a panel. All state required tests were completed, elevator maintenance and repairs done.
 - Upcoming work to be done: planning on a lift to re-caulk around the windows that are reachable. Will use the lift to also clear the dryer vents for the 01 units (north side of building)
 - We've found a local plumber able to work on our building, instead of using a Portland based one.
 - **CHAIRMAN:**
 - ByLaws committee identified the assessment issue and brought it to the Board's attention. There was a lot of work involved and attorney review, then owner review and voting, etc.

VI. UNFINISHED BUSINESS FROM MONTHLY MEETING:

- **Windows Updates-** 101, 203 have accepted bids to replace their windows. The company being hired will not do any units on the 3rd or 4th floor. We encourage everyone to check your windows to see if you have any broken seals so you can get yours done at the same time.
- **ByLaws Committee-** Elisa gave an update on where we are with the ByLaws review. Articles I-VI were sent out for review, Article VII is the one that mentions the assessments so that's why there's been such a pause. They will get that one out this week for review. Article VIII was already sent out as we waited for Article VII to get figured out. Articles IX and beyond are also done- will stagger them out a week apart to give time for everyone to review. Should have them all out this summer and the compiled "new" document to the Attorney for his review. Once he's done reviewing they will go out for a formal vote to approve and replace the old ByLaws.

VII. NEW BUSINESS:

- The vote to amend the Declaration to continue with equal billing passed with all units voting yes. There's a Special Meeting with the attorney on May 11th at 5pm for official vote review/count, meeting will be super brief (using our Zoom link).
- Noise Complaints- the board has been receiving noise complaints. A reminder to please be mindful and adhere to the city quiet hours (10pm – 8am). If a neighbor is bothering you, please talk to them. Likewise, there's "normal" noise- living noise when one lives in a condominium. You'll hear your neighbors walking, moving things, etc.
- 4th of July Planning- the Board will hire security again, splitting the cost with Rock Creek Inn. Reminder to use parking placards as security will be monitoring vehicles again to ensure nobody is using our lot. Also, no parking on the grass at all. Vehicles can be tandem parked on the North side of the lot but the tires cannot be on the grass. Please pull vehicles all the way to the edge if you are tandem parking.

VIII. ANNOUNCEMENTS/OWNER COMMENTS/QUESTIONS

- Peaks will be on site Monday 5/18 for sprinkler inspection. Time TBD- they will need access to every unit. It's up to each unit to make sure Peaks has access.
- Summer parking placards- it's time to start using them again- not just for 4th of July but also with construction vehicles and maintenance it's a good idea to know which vehicles belong to which units, in case they need to be moved.
- No driving or parking RV's in our grass. If the neighboring grass lot is allowing RV's, they cannot drive across our plumbing lines. Suggestion to put heavy pots with vegetation as a barrier? An owner brought up concerns about blocking that emergency access if something happened that blocked our driveway opening.
- Insurance- working on getting bids to hopefully lower our annual bill.

IX. NEXT MEETING DATE: The next meeting will be June 16th at 7pm via Zoom. It will be important for Week J to attend since we will be discussing 4th of July.

X. ADJOURNED at 7:37pm.

Respectfully submitted by *Elisa Buckley* and approved by the Board of Directors on 6/16/2026
Elisa Buckley, Secretary