

Seaview Condominium Association
Special Meeting Minutes
May 11th, 2026

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

The purpose of this meeting was to review and certify the ballots submitted for the proposed Declaration Amendment regarding equal allocation of common expenses and assessments, and to formally announce the outcome of the vote.

- I. CALL TO ORDER: The meeting officially started at 5:11pm
- II. ROLL CALL:
 - Attorney: Kyle Grant
 - Board Members: Lori Lytle
 - Owners Present: Elisa Buckley, Linda Benson, Julie Todd, Matt and Jill Vachter, Kirby Cook
- III. Notice of the Special Meeting was provided to all owners on April 30th via email and posted on the website and Absentee ballots were emailed to every unit.
- IV. The Board proposes to amend the Declaration Submitting Stage I of Seaview Condominiums to the Oregon Condominium Act, recorded in Book 379, Page 703 of Tillamook County Records, State of Oregon (“Declaration”) as provided below (“Proposed Amendment”):

Section 7 of the Declaration shall be amended as follows:

7. COMMON PROFITS AND COMMON EXPENSES. The common profits shall be allocated **equally** among the unit owners ~~according to the allocation of undivided interest of each unit in the common elements~~; provided, however, that no such profits shall be distributed among the unit owners and shall be used solely for purposes of maintaining, repairing, and replacing the common elements or other expenses of the Association. The common expenses shall be assessed **equally among** ~~to the unit owners according to the allocation of undivided interest of each unit in the common elements~~; provided, however, that unit owners may be assessed additional amounts individually for common expenses incurred through such owner's fault or direction or as otherwise provided in the bylaws

- V. Lori Lytle made a motion to formally adopt the proposed Amendment to the Declaration, the motion was seconded by Elisa Buckley. Unanimous approval of all twelve (12) units had been obtained through the submitted ballots, satisfying the amendment requirements of the Declaration. The ballots were certified by Lori Lytle, Elisa Buckley and Kyle Grant.
- VI. The meeting was adjourned at 5:16pm.

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