

Seaview Condominium Association

Board Meeting

June 16th, 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 7:00pm
- II. **ROLL CALL: Board Members:** Lori Lytle, Jim Vachter, Bill Cummings
Owners: Elisa Buckley, Bev Thompson, Terry Kistner, Debbie Goetz, Tim Godfrey
- III. **AGENDA & ADOPT MEETING MINUTES:** The agenda was presented and adopted. The meeting minutes for May were approved.
- IV. **ANNUAL REPORTS**
 - **TREASURER:**
 - HOA Checking: \$16,741.42
 - Long Term Reserve: \$64,802.27
 - Taxes were filed and received by the IRS
 - New Insurance policy is \$8,000 less than last year and our first premium has been paid (staying with the same company- same coverage) Thank you Mark Severson for helping with this!
 - **FRACTIONAL LIAISON:**
 - Unit Rep meeting will be held via Zoom on June 25th at 7:00pm
 - **MAINTENANCE:**
 - There's been some questions about why we have so many inspections every year. Many of these inspections are done as a requirement of our insurance, but also many are code compliance and filed with the county or state. We are now on a regular schedule with all of these to make sure we stay on top of everything:
 1. Fire suppression/sprinkler heads. These are required by our insurance- they need verification that they've been completed. It is also a code requirement. The entire system is checked, there's a backflow test done.
 2. Smoke tests need to be completed annually- and furnished to the state.
 3. Backflow is done annually- and furnished to the county and state.
 4. Roof is inspected every summer to keep it well maintained. Sometimes requested of insurance providers.
 5. Alarm system is also tested regularly.
 6. Elevator has a bi-annual inspection for licensing.
 - Reminder- there are pipes under grassy area that cannot support vehicular traffic. No vehicles should be driving on or parking on the grass.
 - **CHAIRMAN:**
 - Reminders- we are seeing more bikes on the property- they need to be stored inside your unit, or out on the back deck, or in your storage unit. They cannot be stored in the emergency exit or hallways/corridors. If you want to store them in the parking garage- do not chain them to any of the pipes and this is at your own risk. No hanging things over your deck/balcony and no storing belongings outside your front door. Dogs must be on a

leash which must be held by the owner or tethered in another way, not loose or dragging on the ground.

- ByLaws Committee- every article has been sent out and feedback received so the next step is to combine the drafts into a single document and get that to the attorney for his review. No current ETA on that.

V. UNFINISHED BUSINESS FROM MONTHLY MEETING:

- Date for lift to recaulk and clean dryer vents (01 stack)- still TBD
- Windows that are being replaced- final color/tint has been determined. All replacement windows must match this existing approved appearance for consistency:
 - ¼" Evergreen Heat-Absorbing Glass
 - ½" Air Space (K4SBK Spacer)
 - ¼" Solarban 60 Clear Glass (surface #3 coating)
 - Overall insulated glass unit thickness: 1"
- 4th of July-
 1. Security contract has been signed. Price is the same as last year. They will be arriving around 12:30.
 2. Bill Cummings will be on site as the Board Member on duty.
 3. Parking placards must be visible in the windows, security will be checking for this.
- Amendment to Declaration- still waiting on Kyle

VI. NEW BUSINESS:

- Looking into ways to do some landscaping that will prohibit vehicles from driving through to the neighboring lot. On a permanent basis but also for 4th of July.

VII. ANNOUNCEMENTS/OWNER COMMENTS/QUESTIONS

- None

VIII. NEXT MEETING DATE: Meetings will be moved to quarterly. The next meeting will be held on September 15th at 7pm via Zoom.

IX. ADJOURNED at 7:24pm.

Respectfully submitted by *Elisa Buckley* and approved by the Board of Directors on 9/29/2026
Elisa Buckley, Secretary