



SLI ~ NEWSLETTER

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OCTOBER 2020

BOARD ELECTS OFFICERS

The Board of Directors, at its September meeting, elected the following corporate officers for the 2020-2021 year.

Thomas Whittaker was elected Board Chairperson. Suzanne Maresh was elected Vice-Chairman and Cari Boyd was elected Secretary-Treasurer. The remaining Board members are Craig Bell, North Cheatham, Mavis Smith and Jane McKenzie.

NEW LEASEHOLDERS

Salishan Leaseholders are pleased to welcome the following new leaseholders who have recently purchased leaseholds:

Colleen Casey, Stephen Hambuchen and Kate Marshall purchased the Wellman home at 347 Salishan Drive.

Judith Mackey and Laurie Helm have purchased the Christiansons home at 26 Dune Crest Lane.

David and Melinda Pfrimmer have purchased the Knapp/Merrill house at 142 Salishan Drive.

Tu and Tina Phan have purchased the Donehower/Robbins home at 27 North Bay Ridge.

Peter and Lola Wilson have purchased the Neeld home at 135 East Bay Point Road.

Shoshana Deutschkron has purchased the Hetherington home at 27 Blue Heron Lane.

Eric Eversley and Suzanne Gagnon have purchased the Beardsleys lot at 9 Alder Lane.

Derek and Julia Sadowski have purchased the Smith lot at 25 Bay Ridge Loop.

Douglas Stillman and Julie Applegate have purchased the Buggenhagens house at 1 Woodthrush Lane and Lot at 101 Ridge Crest Road.

William Cochran and Chris Owen have purchased the Rask home at 294 Salishan Drive.

ANNUAL MEETING REPORT

The 55th Annual General Meeting of Salishan Leaseholders, Inc. was held Friday, September 4th, 2020. Chairperson Thomas Whittaker conducted the Zoom meeting. You can watch the video at: <https://vimeo.com/465955396>. pw=Salishan2020

Special Announcements –

Salishan Coastal Lodge 2020 - HOA Topics Overview by David Hall; Salishan Lodge Managing Director Covid Impact

Under State mandate, the Lodge closed March 15th and reopened June 5th

Lodge (and Lincoln County) remain in Phase 1 (as of Sept. 4th when meeting was held)

Phase 1 means no swimming, no whirlpools, no sauna, no steam room

Phase 1 means limited number of people in bars and restaurants

Phase 1 means bars and restaurants close at 10pm.

Masks are required indoors at all times. Masks are required outside when within six feet of someone, unless they are part of your household or comfort-bubble.

Lodge forced by Lincoln County Commissioners to follow 24-hour rule, while all cities in Lincoln county are exempt. This rule has limited the Lodge's ability to sell rooms in peak summer season, negatively impacting revenues.

Changes at Lodge

New Patio deck, New Provisions deck, New Provisions Store, Bay House opened in July in Former, Cedar Tree room in main Lodge and New blacktop and striping for main lodge and marketplace parking areas

Changes at Marketplace

Unique and Knotty home décor opened in July, Pacific Coast Chiropractic opened in July, Cedar Tree Florist closed and Lark and Meadow closed. **Please support local businesses**

Other

Golf Committee and Tom Graves have improved membership 3x over last year same time the Tennis Committee is forming and making improvements and Political Action Committee needs reinforcement as we work through barriers set by local leaders.

THE FOLLOWING ARE HIGHLIGHTS FROM THE ANNUAL MEETING:

Architectural Committee Report – Chairman David Hess reported that Committee held ten meetings this past year. Two sets of new house plans, twelve requests for various major-minor additions, five Deck additions, five roofing requests, two Tree topping/removal requests, ten exterior color changes and two sets of landscape plans. There are currently 335 homes in Salishan which represents 91% of the total number of homesites.

Manager's Report – Christine McGowan

RECREATION FACILITIES – Kary Hanson just completed her 26th season as recreation director. Due to the Coronavirus stipulations the community center remained closed for the summer season. Kary helped with some maintenance of the recreation facility and at the office with package distribution.

ROADS AND GROUNDS – Bill Stempel has been with us for 41 years. The Road-side Tree Project continues, the board approved \$ 20,000 annually to maintain project.

SECURITY PATROL – We currently have seven security patrolmen on staff. Our security patrolmen are certified with the State of Oregon DPSST as Unarmed Security. Patrolmen continue monthly house checks and Care & Appearance reports.

ADMINISTRATION – Administrative Assistant; Heather McGuire, has been with us for 7 years. Bryan Fitzsimmons' firm completed the annual review of financial records. Services available at the office include Wi-Fi, Notary service, fax machine, Xerox copier/scanner and a shredder.

**New Rosters are available at the office.

Care & Appearance -

The Committee presently meets monthly or less, based upon workload and member availability. There have been 6-8 Meetings within the past year, in person or virtually, and numerous e-mail contact.

To date, Salishan Security Staff have completed Property Condition Reports on 181 homes; 53%. Most Lease Article 17 non-compliance issues are:

- Homes needing new siding, paint or stain
- Decks or railings deteriorating
- Landscapes needing clean-up

It is anticipated that Security will complete Property Condition Reports on all homesites by April 2021. To date, approximately 60 homes were found to be not in compliance. About 15 of these have already been satisfactorily repaired or improved by the owners after informal contact from C&A Committee Members, or the SLI Manager. About another 20 of the 60 homes have received Introductory Letters, issued by the SLI Manager, to more formally notify the owners of specific repairs which must be undertaken, with action due dates. The remaining 35 homeowners have been informally contacted by Committee Members; the great majority with cooperative feedback. To date, no owners have been fined for non-compliance.

Chairperson's Comments –

- Welcomed our fourteen New Leaseholds
- **Amended Lease To date** – 259 New Leases have been signed – If you haven't signed the new lease, please do so. Check with the office if you need to verify.
- **New Package Procedure due to Covid**–Salishan Leaseholders staff, due to Coronavirus, delivered the packages during the beginning of March to the end of July in an effort to protect Leaseholders, their guests and Staff. The Board, after much deliberation and monitoring, decided to have the staff stop delivering due to the sheer volume of packages being taken in daily. The Board's decision to keep the office closed but have homeowners come and pick up their packages at the office is a continuation of our effort to keep Staff, Leaseholders and Guests safe.
*Please contact the office if you need a copy of the Package Procedures
- **Call for Volunteers** – Please consider volunteering. The various committees include:
- **Common Area and Roadside Clearing,**
- **Social Committee and**
- **Care & Appearance (Our newest committee)**

All of these groups are made up of individuals who volunteer their time to support the Salishan Community we have come to know and love. We invite you to join us!

FRIENDLY REMINDERS –

- No Trespassing on other leasehold property. Each property is considered private property unless permission has been granted by the leaseholder.
- Remember its 18 MPH on the roads of Salishan and leaseholders are responsible to make sure all guests, including contractors, don't speed.
- Be sure to weatherize your home if it will not be occupied during the winter. It may save you a costly repair.
- Regardless if you're a new leaseholder or have been one for some time, please review your handbook to understand your responsibilities. If you don't have the current handbook, we published last year, please contact the office to make arrangements for one.



Happy Fall ~ Christine McGowan, SLI Manager

