



Surf Pines Association
33317 Surf Pines Lane
Warrenton, OR 97146



July 11, 2023

Subject: 2023 Surf Pines Annual Meeting

Dear Fellow Homeowners,

Please plan to attend the Surf Pines Annual meeting as noted below:

Date: August 5, 2023
Time: 9:00 AM Pacific DST
Location: Astoria Golf & Country Club and On-line (see attachment)

The Annual Meeting will be held in person at the Astoria Golf & Country Club and via Zoom.

You can vote either in person or absentee ballot. Ballots are included in this packet. Ballot items are:

- Approval of 2023 Annual Meeting Agenda
- Approval of the 2022 Annual Meeting Minutes
- Approval of the 2023/2024 Annual Budget
- Approval of Bylaw Amendment - Annual Financial Statement Review
- Approval of Tax Election
- Election of two Board Members

The Board recommends an "Approval" vote by the owners of the 2023-2024 Annual Budget.

The Board also recommends an "Approval" vote of Annually Reviewed Financial Statements to bring us into compliance with Oregon Revised Statutes.

Finally, the Board recommends an "Approval" vote on the Tax Election. This tax election under Revenue Ruling 70-604 is the tax equivalent of the normal budget process, but it does require approval and documentation to comply with IRS rules. An "Approval" vote approves the election to "roll over" any excess member income (as defined by the IRS) from the current tax year to the next tax year. The excess is automatically rolled over as part of the budget and is then considered in calculating the next year's budget. "Approval" provides the Association with protection from negative tax results.

Our Community Relations Committee and volunteers will tabulate the ballots. Once certified and announced, the new Board will convene to assign specific positions. Results will also be announced through our website and email.

If you have any questions, please contact Debbie Eddy at deddy@surfpines.org.

Best Regards,

John Yerke
President BOD

Surf Pines Association
33317 Surf Pines Lane
Warrenton, OR 97146

Annual Meeting Packet Enclosures:

2023 Annual Meeting Agenda
2022 Annual Meeting Minutes
Instructions for Attending Remotely Via Zoom
2023-24 Proposed Budget
2022-23 Profit & Loss Statement
6-30-2023 Balance Sheet
Information regarding the Proposed Bylaw Amendment
Candidate Bios
Proxy/Absentee Ballot & Voting Instructions
Return Envelope

Surf Pines Association

ANNUAL MEETING AGENDA

9:00 a.m. Saturday, August 5, 2023

- I. Call to Order
 - a. Introduction of Directors

- II. President's Report

- III. Treasurer's Report

- IV. Voting

- V. Committee Reports
 - a. Community Relations Committee
 - b. Roads and Grounds
 - c. Secretary/Communications
 - d. Safety & Security

- VI. Adjournment

Organizational Meeting

SURF PINE HOMEOWNERS' ASSOCIATION
ANNUAL OWNERS MEETING
August 6, 2022 at 9:00 AM
MEETING MINUTES

Attendees

Board: J Yerke, T Smith, J Aalberg, A Kauffman, T Regan

Staff: Kevin Doroski

Owner Attendance: In person or by proxy: 120 Lots represented - Quorum
was attained Meeting was held via Zoom video conference

Call to order: 9:05

Meeting Agenda: Motion from the floor to approve the meeting agenda as presented 2nd from the floor.
Motion Approved

Minutes from 2021 Meeting: Motion from the floor to approve 2021 minutes as presented, 2nd from
the floor. Motion Approved

President's Report: Changes resulting from Strategic Planning Meeting in 2021

Treasurer's Report: J Aalberg gave an update of current Finances. Surf Pines Association is in
a strong financial position

Community Relations Committee Report

Communication Committee Report

Actions and Result from 2022 Ballot

- **Elections:** Tom Smith elected to another term
- **IRS Form 70-604** - Roll over of excess funds - Approved
- **Adoption of 2022/23 Budget** – Approved

Homeowner Comments/Concerns

Party Parking – Owners who have large parties and clog up streets

Landscaper Parking – Oversize trailers or vehicles blocking streets

STR Signs – reflect negatively on community

STR In General – Use SPV services without paying

Trespassers – from STR's using or crossing other lots

Adjourned: 10:45am

In meeting minutes folder is located complete sign-up sheet, v Here are those who attended remotely.

Mary Lindley
Jeff and Carol Day
Glen and Margaret Cross
Suzi Regan
Aleri Lyche

Marie Bailey
Kevin Doroski, Fieldstone
Jeff and Lea Scherer
Jason Bristol

Instructions for Attending Meeting Remotely via Zoom

Surf Pines Association is conducting this year's meeting in person and by ZOOM for those who do not wish to attend in person. Two important items of note. First, all Zoom Attendees must give their full owners name and list the properties they own with Address or Tax Account number before being allowed to attend the meeting online. This is to comply with Quorum requirements.

Secondly, remember if you do not attend in person you will need to send in a Proxy to the Secretary of SPA (Tom Smith) or give another member your proxy to present at the meeting in order to vote. Blank proxy copies are included in the Annual Meeting Packet. Remember it must be signed by a registered owner and if you have multiple properties, one proxy is required for each property. Non-compliance will make your vote ineligible to be counted.

Topic: Annual Meeting 2023 Surf Pines Association's Zoom Meeting
Time: Aug 5, 2023 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/82037086626>

Meeting ID: 820 3708 6626

One tap mobile

+12532050468,,82037086626# US

+12532158782,,82037086626# US (Tacoma)

Dial by your location

- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)
- +1 669 444 9171 US
- +1 669 900 6833 US (San Jose)
- +1 719 359 4580 US
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 360 209 5623 US
- +1 386 347 5053 US
- +1 507 473 4847 US
- +1 564 217 2000 US
- +1 646 931 3860 US
- +1 689 278 1000 US
- +1 929 205 6099 US (New York)

Find your local number: <https://us06web.zoom.us/u/kcg1w1bJmn>

Surf Pines Association		
	2023-2024	2022-2023
	Proposed Budget	Approved Budget
Income		
Assessment Income-Operating	\$ 182,080	\$ 195,120
Development Fee - New Owner	\$ 1,000	\$ 3,000
Fines & Fees	\$ 1,000	\$ 2,925
Road Impact Fee - Non Owner	\$ 2,160	\$ 5,000
Total Income	\$ 186,240	\$ 206,145
Common Area Expenses		
Gate-Repairs & Maint	\$ 6,000	\$ 3,250
Gate-Subscription	\$ 2,544	\$ 1,400
Gate-Telephone	\$ 2,183	\$ -
Maintenance & Supplies	\$ 9,000	\$ 3,000
Meeting House-Repair & Maint	\$ 250	\$ 250
Park Maintenance & Supplies	\$ 2,000	\$ 1,000
Pump Maintenance	\$ 500	\$ 500
Road Maintenance	\$ 5,000	\$ 7,000
Road Signs	\$ 1,000	\$ 500
Shed Engineer Expense	\$ 2,500	\$ 2,500
Tree Maintenance	\$ 5,000	\$ 6,000
Utilities-Electric	\$ 8,500	\$ 8,495
Utilities-Water & Sewer	\$ 800	\$ 800
Septic Tank Maintenance	\$ 2,000	\$ -
Total Common Area Expenses	\$ 47,277	\$ 37,395
Auto & House Expenses		
Auto Expense	\$ 1,000	\$ 2,000
Auto Insurance	\$ 1,000	\$ 1,400
Repairs & Maintenance	\$ 900	\$ 900
Telephone/Internet/TV	\$ 3,600	\$ 2,700
Utilities-Electric	\$ 3,000	\$ 2,800
Utilities-Garbage	\$ 500	\$ 500
Utilities-Water	\$ 900	\$ 1,500
Total Auto & House Expenses	\$ 10,900	\$ 11,800
Payroll Expenses		
Gross Wages-Property Maint	\$ 46,000	\$ 46,000
Payroll Service Fee	\$ 1,800	\$ -
Payroll Tax Expense	\$ 3,500	\$ 4,000
Worker's Comp Insurance	\$ 1,200	\$ 1,200
Total Payroll Expenses	\$ 52,500	\$ 51,200

General Administrative		
Accounting-Fieldstone Mgmt Contract	\$ 29,400	\$ -
Admin Expense	\$ 9,000	\$ 47,275
Annual Meeting	\$ 1,300	\$ 1,600
Bad Debt	\$ -	\$ 5,000
Bank Charges	\$ -	\$ 150
Bookkeeping Fees	\$ -	\$ 2,000
Collection Expense	\$ 500	\$ -
Communication Expense	\$ 5,000	\$ 5,000
Contingency	\$ 5,100	\$ 6,500
Education Expense	\$ 750	\$ 1,500
Insurance Expense	\$ 9,768	\$ 8,900
Legal Expense	\$ 5,000	\$ 17,500
License & Fees	\$ 120	\$ -
Office Supplies	\$ 500	\$ 250
Printing & Postage	\$ 1,200	\$ 1,200
Reserve Study Fee	\$ 625	
Social Events	\$ 1,500	\$ 1,500
Tax Prep & Other CPA Expenses	\$ 1,500	
Taxes-Federal	\$ 2,000	\$ 850
Taxes-Property	\$ 2,000	\$ 6,375
Taxes-State	\$ 300	\$ 150
Total General Administrative	\$ 75,563	\$ 105,750
Total Expense	\$ 186,240	\$ 206,145
Net Operating Income	\$ -	\$ -

RESERVE BUDGET		
Reserve Income		
Assessment Income-Reserve	\$ 95,120	\$ 65,000
Interest Income-Reserve	\$ 2,000	\$ 1,000
Total Reserve Income	\$ 97,120	\$ 66,000
Reserve Expenses		
Gate Enhancement	\$ 14,000	\$ -
Lawn Mower-Replacement	\$ 7,020	\$ -
	\$ 21,020	\$ -
Net Reserve Income	\$ 76,100	\$ 66,000

CONTINGENCY FUNDS		
Contingency	\$ 7,000	\$ 8,500
Interest Income-Contingency	\$ 10	
Total Contingency Income	\$ 7,010	\$ 8,500

Number of Lots		406
Dues Amount	\$	175
Frequency		4
Total Dues	\$	284,200
Less: Reserve Dues	\$	95,120
Less: Contingency Funds	\$	7,000
Operating Dues	\$	182,080

PROFIT & LOSS

Properties: Surf Pines Association - 1195 NW Wall St Ste A Bend, OR 97703

As of: Jun 2023

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Surf Pines Association

Level of Detail: Detail View

Account Name	YTD Actual
Income	
Assessment Income	210,685.00
Development Non-Refundable Fees	0.00
Fines & Fees	2,819.98
Interest Income-Operating	0.00
Road Impact Fee	2,160.00
Total Operating Income	215,664.98
Expense	
COMMON AREA EXPENSES	
Common Area-Shed	1,250.00
Gate Repair & Maint	6,165.75
Gate-Subscription	1,908.00
Gate-Telephone	1,448.64
Landscape Maint-Other	973.92
Maintenance & Supplies	13,741.09
Meeting House-Repairs & Maint	368.00
Park-Landscape Maint-Other	2,910.41
Pump Maintenance	278.00
Road Maintenance	67.51
Road Signs	2,208.26
Tree Maintenance	4,867.32
Utilities-Electric	8,281.13
Utilities-Water & Sewer	585.52
Weed Control	0.00
Total COMMON AREA EXPENSES	45,053.55
HOUSE EXPENSES	
Repairs & Maint	4,687.42
Telephone/Internet/TV	4,165.52
Utilities-Electric	3,545.22
Utilities-Garbage	729.82
Utilities-Water	783.96
Total HOUSE EXPENSES	13,911.94
GENERAL ADMINISTRATIVE EXPENSES	
Admin Expense	4,286.60
Auto Expenses	6,366.71
Auto Insurance	845.00
Bad Debt Expense	300.00
Bank Charges	252.55
Bookkeeping Fees	9,625.00
Collection Expense	70.00

PROFIT & LOSS

Account Name	YTD Actual
Contingency	0.00
Education Expense	0.00
Insurance Expense	8,140.00
Legal Fees	4,348.00
License & Fees	163.35
Management Fees-Contract	39,250.00
Meetings & Events	2,413.49
Office Supplies	780.72
PAYROLL EXPENSES	
Gross Wages-Property Maint	41,257.34
Payroll Service Fee	1,387.21
Payroll Tax Expense	2,863.61
Worker's Comp Insurance	930.68
Total PAYROLL EXPENSES	46,438.84
Printing & Postage	1,006.14
Reserve Study Fee	625.00
Tax Prep & Review	4,340.00
Taxes-Federal	-104.71
Taxes-Property	6,102.73
Taxes-State	0.00
Website Expense	5,011.23
Total GENERAL ADMINISTRATIVE EXPENSES	140,260.65
Vendor 1099 Adj-Exempt	3,855.83
Vendor 1099 Adj-NonExempt	-3,855.83
Total Operating Expense	199,226.14
Total Operating Income	215,664.98
Total Operating Expense	199,226.14
NOI - Net Operating Income	16,438.84
Other Income	
RESERVE INCOME	
Reserve Income	65,000.00
Interest Income-Reserve	2,901.27
Total RESERVE INCOME	67,901.27
CONTINGENCY FUND	
Contingency Funds	8,500.00
Interest Income-Contingency	15.22
Total CONTINGENCY FUND	8,515.22
Total Other Income	76,416.49
Other Expense	
RESERVE EXPENSES	
Asphalt	1,790.10
Doors	5,805.00
Mower	8,900.00

PROFIT & LOSS

Account Name	YTD Actual
Gutters & Downspouts	2,075.24
Office Equipment	1,286.64
Security House	2,885.50
Total RESERVE EXPENSES	22,742.48
Total Other Expense	22,742.48
Net Other Income	53,674.01
Total Income	292,081.47
Total Expense	221,968.62
Net Income	70,112.85

Balance Sheet

Properties: Surf Pines Association - 1195 NW Wall St Ste A Bend, OR 97703

As of: 06/30/2023

Accounting Basis: Accrual

GL Account Map: Surf Pines Association

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
PPB Operating 0603	77,186.56
RESERVE	
PPB Reserve 0628	48,756.19
CDARS Reserve 6674	227,705.68
CDARS Reserve 6189	100,000.00
Total RESERVE	376,461.87
PPB Contingency 0677	18,516.71
Total Cash	472,165.14
Accounts Receivable	12,134.56
Other Receivable	71,050.00
OTHER CURRENT ASSETS	
Accrued Income-Reserve	2,664.98
Prepaid Insurance	5,180.18
Total OTHER CURRENT ASSETS	7,845.16
OTHER ASSETS	
Interfund Balance-Operating	658.00
Interfund Balance-Reserve	-658.00
Total OTHER ASSETS	0.00
TOTAL ASSETS	563,194.86
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	1,249.19
OTHER CURRENT LIABILITIES	
Contract Liabilities-Reserve	333,310.06
Prepaid Assessments	21,582.41
Total OTHER CURRENT LIABILITIES	354,892.47
Total Liabilities	356,141.66
Capital	
Fund Balance-Contingency	10,001.49
Fund Balance-Operating	126,938.86
Calculated Retained Earnings	70,112.85
Total Capital	207,053.20
TOTAL LIABILITIES & CAPITAL	563,194.86

Information regarding the Proposed Bylaw Amendment

Our bylaws are in conflict with current ORS and we should consider a Bylaw amendment to comply with those. ORS references to annual statement preparation:

ORS 94.670 Association Duty to Keep Documents and Records Subsection 4 (a) reads:

Within 90 days after the end of the fiscal year, the board of directors shall or cause to be prepared an annual financial statement consisting of a balance sheet and income and expenses statement for the preceding fiscal year;
and subsection 5 reads:

Subject to ORS 94.671 (Application of ORS 94.670 (5)), the association of a planned community that has annual assessments exceeding \$75,000 shall cause the financial statement required under subsection (4) of this section to be reviewed within 300 days after the end of the fiscal year by an independent certified public accountant licensed in the State of Oregon in accordance with the Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

Current Bylaw:

ARTICLE IX, FISCAL MATTERS; RECORDS

9.1 DUTIES OF THE DIRECTORS.

(c) The directors shall present a review of the financial accounts of the Association by a Certified Public Accountant to the annual meeting every third and sixth year with an audit every ninth year beginning with the annual meeting of 2016. [Amended 8-14]

What our Bylaws say about Amendments:

ARTICLE XII

AMENDMENTS

These Bylaws may be altered, amended or repealed and new Bylaws may be adopted by a majority vote of the members of the Association voting in person or by proxy at any regular or special meeting of the membership called therefore, with notice specifying such purpose provided not less than ten (10) days in advance. An amendment is not effective until the amendment is: (1) Executed and acknowledged by the president and secretary of the Association; (2) Certified by the president and secretary of the Association as being adopted in accordance with this Declaration and the applicable provisions of the Act; and Recorded in the office of the recording officer of Clatsop County, Oregon.

Proposed Bylaw Amendment for membership vote at Annual Meeting Aug 5, 2023:

BYLAW AMENDMENT

Shall Article IX, Fiscal Matters; Records 9.1 (c) be amended to read:

The directors shall present a review of the financial accounts of the Association by a Certified Public Accountant to the annual meeting every year beginning with the annual meeting of 2023.



STEVE WILSON

My wife and I purchased a lot and started building our dream weekend home in Surf Pines in summer of 2021. Summer of 2022, we decided to sell our Portland home, and move to Surf Pines permanently. I am a General Contractor and have owned my own business for approx. 30 years. My prior experience includes serving in the United States Navy, with subsequent years spent working in various roles in construction or maintenance.

As a Board member, I would ensure we continue maintaining and even improve the livability of Surf Pines. In my career, I listen, observe and look to implement viable and tactical solutions, along with being fiscally responsible. These skills with the addition of adhering to policies, and ensuring there is an enforcement method included, is what I would bring into my role on the Board.

My prior Board experience is primarily on HOA Boards for new Condominiums in the Portland area. In these roles, I was responsible for:

- Assisting in implementation HOA guidelines
- Active Board member until 50% sold

I have been actively involved in volunteer activities for most of my adult life. These include:

- Coaching youth baseball teams for 11 years
- Coaching youth football teams for 11 years
- Announcing Jesuit High School baseball games for 5 years
- Responsible for Jesuit High School Freshman BBQ for 5 years
- Driver for Golden Bond Rescue of Oregon (dog rescue organization) for 2 years

My view of the main Surf Pines challenges:

- Dogs: as a community we can do better! SPA's policy allowing dogs to be loose as long as the owner can recall has its challenges. Dogs are animals with animal instincts and despite the best training, dogs do not always listen to their owner. Many leashed dogs react to unleashed dogs coming close. When this happens, dogs and their owners are at risk for unpleasant encounters or even injury. My strong opinion is that dogs outside of fenced areas (including electronic fences) should be leashed at all times to prevent issues. Additionally, I would look to improve the mentality of all dog owners, homeowners and guests, to pick up after their dogs! I would even entertain some sort of penalty for the people who are caught not picking up!
- Short-term rentals: I strongly believe in the rights of homeowners; however, those rights end when neighbors and the community are negatively impacted. Home owners of short-term rentals should be fully responsible for what occurs at their properties. I would like to assess how we can ensure owners are responsible for vetting, informing and educating their guests on respecting our community and all neighbors. This also includes ensuring the guests fully understand the above – leash their dogs and pick up after them. It's unfortunate that we see an increase in doggie fecal matter on the roads and trails corresponding to more guests and dogs visiting our community.
- Speeding: a large number of drivers in our community do not follow the speed limit. This is a safety concern for others on the road, primarily pedestrians and bicyclists, especially children on bikes. Additionally, with the wild life in our community, we must respect nature and make sure the wildlife is also safe from vehicles going too fast.

My skill set as a general contractor would be an asset to the Board This includes not just construction but also collaborating with home owners, real estate agents, subcontractors and suppliers, ensuring all parties are on the same page and agree on what a successful end result looks like. I am not afraid to tackle tough conversations and issues, and am able to do so in a productive manner. I feel I can contribute to the continued and improved livability of Surf Pines, along with ensuring our finances and budgets are monitored and executed within HOA parameters.

DEBBIE BOOTHE-SCHMIDT



My husband and I are full-time residents of Surf Pines, moving here in 2016. We have lived and raised our children in Clatsop County since 1992.

My husband and I have been small business owners for the last 20+ years and employ 3 part-time employees. I know the importance of responsibly managing financial resources.

I have been serving as Chair of the HOAs Finance Committee since late last year and have been collaborating closely with our partners at Fieldstone Management LLC, and Schwindt & Co. Certified Public Accountants. As one of your Directors I would work towards expanding the HOA's relationships with these service providers to move Surf Pines HOA to the best HOA status from a financial and accounting perspective. It is important to me that we use our finances in the best possible way that benefits all of Surf Pines. The integrity of our reserving, budgeting and overall spending is important to every one of our owners.

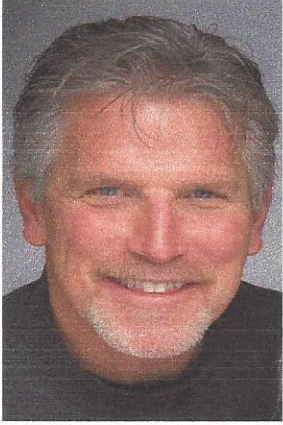
I have served on the Sunset Empire Transportation District's Board for the last 4 years, as Chair for 3 of those years, and was just re-elected for the next 4 years. I retired 3 years ago after working for Clatsop County for 23 years. For 10 of those years, I worked for Community Corrections and the last 13 years for the District Attorney's Office. I belong to American, Federal, State, County, Municipal Employee Union (AFSCME) for the last 25 years and served as president to my local for 6 years, also holding the positions of secretary and treasurer throughout my active years with the union.

Our homes are a significant, crucial asset for each of us. As future buyers look at properties in Surf Pines, I assure you they are drilling down on the HOA financials, adequacy of reserve funding levels, history of special assessments, reasonable dues levels, and past and present legal issues. I will work with the Board and Committee Chairs to manage ongoing issues to keep our neighborhood safe and secure and a community that we all feel comfortable in.

I am a good listener and passionately believe in full and absolute transparency in all the HOA Board actions.

CAMERON LEWIS

I have been a full-time resident of Surf Pines (SP) since moving here in 2019 with my wife, Dr. Clare Hasler-Lewis. We looked all over the Pacific NW for over two years before deciding to purchase a home in SP. Clare and I don't just periodically visit this very special community. We are here 24/7, as is the case for approximately 56% of the 407 SP property owners. We love this community and have been engaged with myriad activities since moving here. Clare serves as editor of the quarterly (Breeze) newsletter and on the Board's Finance Committee.



I was asked to chair a Safety & Security Committee, although the Board recently disbanded it. I have also tried to work with the Board to implement a Neighborhood Watch program. Clatsop County Sheriffs were very supportive of this SP initiative. SP is a *gated* community but it's not a *secure* community. As a Board member, I will make safety/security a priority. What is your vision of SP—10, 20, 30 years from now? I will listen to and work with owners to develop and implement a long-range strategic plan for SP. Board leadership is more than just quarterly meetings that discuss year-to-date budget variances. We need to have a vision for the future of SP! The key is passion, and as a full-time resident, I would bring both vision and passion to the table.

Professionally, I hold a BS (Honors) in Economics from the DAN School at Western University, Ontario, Canada. I spent 15+ yrs. in the Canadian oil industry before joining Netscape as Director of Electronic Commerce in 1995. I then joined McAfee as Director of Operations and built the 1st online security/anti-virus platform. After McAfee, I served in several Sr. VP, EVP, and CEO/President positions ([Cameron Lewis | LinkedIn](#)) in the healthcare/medical device industries across the U.S. including CEO ('06-'09) of VuStik (now Evena Medical), Founder & CEO of Statz Inc. & Databanker ('09 -'13). Currently, I serve as a Board member of OlivinoLife--an E-commerce based dietary supplement company I co-founded with Clare in Seaside, OR (www.olivinolife.com). My Board experience also includes several years ('05-'09) on RMBio ([rmbio - RMBIO](#)), located in Missoula, MT.

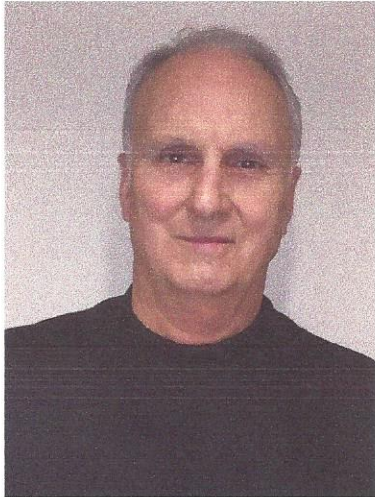
I started volunteering when I was in high school, beginning with removing loose needles off the roads of Battle Creek, MI. During my college days, I started the *Coalition for Change* to raise awareness about the atrocities of Apartheid. Clare and I have been volunteering for *California CareForce* (www.californiacareforce.org) since 2016 where I've dispensed 1500+ free prescription glasses to Veterans, children & adults. It is a wonderfully satisfying experience!

I am a candidate for the SP Board because I love our community! I am collaborative by nature and will be a careful and receptive listener to the needs and desires of residents. If elected, I would address the following issues in collaboration with the Board and residents:

- **Short-Term Rentals (STRs).** There are currently 19 STRs in SP. This enables, daily, **228 visitors** and **82 cars** to enter our gated, coastal residential community. We need to revitalize the Vacation Rental Committee to assess the impact of STRs on the SP community, including on its infrastructure.
- **Safety of Owners and Property.** I would work with SP residents and the Board to make our community safe and secure.
- **Gates.** Our neighboring HOA's entrance gates far exceed SP gates as regards security control, access, and aesthetics! We need state-of-the-art, secure, and visually appealing gate systems.
- **Volunteer Community.** The number of SP residents is expected to be 60% within a few years. As the number full-time residents grows, we must also grow our volunteer community to keep our HOA fees low, ensuring that work is done by those with a 'stake-in-the-game'.

Surf Pines deserves to be a *Best-in-Class* Homeowners Association with the right vision for the future to serve its residents. If elected, I will work to that end.

John Yerke



After much thought, I have decided to run for BOD election again. The current BOD has proved a cohesive and focused unit that has firmly placed the homeowners' interest as the top priority. I do not see any hidden agendas.

My family has had a home in Surf Pines 50 years, and I am a third generation Oregonian. It is important for the BOD's to be a representative mix of vested long-term owners and full and part time residents. I have a coveted interest in the progressive growth of our HOA. How it operates is a function of our governing documents — CCR's, bylaws and policies. The basic understanding of our CCR's have been in existence for decades. They govern the property rights of each homeowner with respect to the HOA. Without approval of over 75% of the members, they cannot be changed.

Short term rental policy (STR) is the most contentious subject we have followed by safety. Historically, SP has approximately 5% (a total of 20) short term rentals at any one time with virtually all exceptionally well managed. There is nothing in our CCR's prohibiting STR. They are governed by Clatsop County, which does a mediocre job of it. When homeowners have issues with STR they have limited avenues to address their problem, i.e., complain to the sheriff, a county commissioner or the county department managing them. I do not see SP getting sufficient votes to ever add restrictions or limits on STR. However, we do have policies that assess fees to homeowners to compensate the HOA if Ken is involved mitigating disturbances that conflict with our governing documents. This applies to both renters and owners but assessed at the owner level. The current BOD will not hesitate to use this policy.

Security is the least understood term in SP. The BOD recently adopted a policy change replacing all references to security with safety. SP's homeowners do want a more secure HOA. Without the expense of a full-time gate sentry and neighborhood patrol, we will continue to fall short of what residents deem satisfactory. Several improvements have occurred with this BOD, including restricting residents from Polo Ridge and Easy Street from accessing the beach through SP, modifying visitor gate codes, reducing vendor authorized gate codes by over 90% and adding cameras at both gates and on Ocean/Malarkey. We can do more, i.e., there has been much discussion about a Neighborhood Watch, additional cameras can be added, gate code management can be improved and tailgating by outsiders into SP can be stopped.

What I offer the HOA if re-elected to the BOD is a pragmatic decision maker, a history of management, solid planning skills and a thorough understanding of the governing documents of SP to which we must all adhere.

Tim Regan



I grew up in Portland and attended the University of Oregon, moving to the beach shortly thereafter to begin what's turned out to be a very satisfying 33-year real estate career at the Coast. During that time, I've founded/co-founded 3 non-profit organizations and sat on several Boards of Directors and served as President of those organizations for many of the years during my participation.

I have been a full-time Surf Pines resident for over 31 years. Together with my wife Suzi, we raised our now-grown daughter here and have availed ourselves of all of the benefits this neighborhood offers. Over the years we've dug clams, walked the beach, kept a boat on the lake, gardened and socialized with the many friends we've made in Surf Pines during those years.

I have enjoyed serving on the Board since my initial election, and I applaud the hard work and sensational results of the Board and the committees, especially the Roads and Grounds Committee - keeping the streets safe and in good condition, the Community Relations Committee - making everyone feel welcome and included- and the Finance Committees over the years managing costs and preparing for the future with a strong Reserve fund. I'd also like to point out what a great job John Yerke has done as President and I encourage everyone to return him to the Board so that we continue the work we've started.



JASON BRISTOL

My wife, Jeanne, our small children, Nathan and Natalie, and I fell in love with Surf Pines and the Northern Oregon Coast while visiting my parents. They owned our house for 12 years and when they wanted to sell in 2007, we decided to keep the memories going. This we have done and our kids are now young adults and we continue to enjoy congregating at our home. Over the years, we have made significant investments in the house and truly believe this is our forever home and happy place where the stresses of life dissipate and we can recharge.

Our primary home is in Canby where we have lived since 1993. I work in sales and being close to the airport is necessary. I am a Region Manager covering Texas, West. My strongest assets are people management, effective communication, finance, and attention to detail. I'm also involved in the development and construction of real estate, specializing in townhomes and apartments. This experience has given me additional assets of time management, working with government entities, conflict management and establishing Codes, Covenants and Restrictions (CCRs) and Home Owner's Associations (HOAs).

With our children now established, I am able to offer my time, experience, and skills as a valuable member of the Board of Directors (BOD). My ultimate goal of being on the BOD is to protect the quality and livability of our special place. At the end of my term of service, I want to reflect back and be able to acknowledge my achievements as follows:

- Work within the budgetary constraints of our current association dues;
- Member's voices are heard and considered before BOD votes are taken;
- Transparency within the BOD;
- Property rights are protected; and
- Enforcement of Clatsop County laws and ordinances performed through the correct channels.

As a BOD member, I also want to explore the following ideas:

- Rework our park to include activities for adults, e.g. bocchii ball court, horse shoes, pickle ball court;
- Game night for adults - meet the neighbors;
- Structure for the gate house to protect and organize Surf Pines tools and equipment; and
- Neighborhood safety.

As part of the BOD, I will ensure your voice is heard, ideas are considered and you are respected. Surf Pines is a unique community and worthy of protecting going forward. Our home is set up to move to the next generation, and I would like them to experience the same wonderful life here that we have come to enjoy. Thank you for reviewing and considering me for a position on the BOD.