

**Villages at Cascade Head Homeowners Association\***  
**(unofficially Sitka Woods)**  
**Annual Association Meeting Agenda**

***Annual HOA Board Meeting for All Homeowners – Monday, June 17, 2024 5:30pm to 6:30pm in the NW Conference Room (and Zoom) located on the 3<sup>rd</sup> floor of Lincoln City City Hall – 801 NW Hwy 101, Lincoln City, OR 97367.***

***The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing- impaired, for a hearing-impaired device, or for other accommodations for persons with disabilities, should be made at least 48 hours in advance of the meeting to Michael Phillips, 541-996-1202 or by emailing [mphillips@lincolncity.org](mailto:mphillips@lincolncity.org).***

**Zoom Link:**

<https://us02web.zoom.us/j/86249449691>

**This is the Annual Meeting of the Successor Developer-controlled Homeowners Association**

**Monday, June 17, 2024 5:30 pm**

- A. CALLING OF THE ROLL**
- B. PROOF OF NOTICE OF MEETING**
- C. ELECTION OF BOARD MEMBERS, IF ANY-**
- D. SELECTION OF REGISTERED AGENT**
- E. APPROVAL OF MINUTES OF PRECEDING MEETING** – March 25, 2023 HOA Annual Meeting
- F. REPORTS OF OFFICERS** – City staff reports and updates – Economic Development and Report from Treasurer
- G. UNFINISHED BUSINESS-**
- H. ADJOURNMENT**

\*This is the official name of the Homeowners Association as registered with the Secretary of State.

Note: Because the Association is controlled by the Successor-Developer, the City of Lincoln City, this notice is given in accordance with Oregon Public Meetings Law.

**VILLAGES HOMEOWNERS ASSOCIATION**  
**Annual Board Meeting Minutes from May 25, 2023**  
**5:30PM in NW Conference Room in City Hall and ZOOM Conference Call**

**Board Members Present:**

Mitch Parsons                      Susan Wahlke

**Others Present:**

Richard Appicello, Lincoln City Attorney  
Michael Phillips, Executive Assistant to Lincoln City Manager  
Anne Marie Skinner, Planning & Community Development Director  
Debbie Bridges, Lincoln City Finance Director  
Residents of the HOA

**A. Calling to Order and Introductions** - President Mitch Parsons, called the meeting to order at 5:31pm with both Board Members present.

**B. Proof of Notice of Meeting**

Michael Phillips, Executive Assistant to the City Manager, stated the Notice went out via physical mail to all the property addresses, to the Media, city website, and via the resident email distribution list. A new resident introduced themselves.

**C. Approval of Minutes of Preceding Meeting** – Susan Wahlke made a motion to approve the minutes from March 24, 2022 Villages Homeowner Association Annual Meeting. Minutes approved.

**D. REPORTS OF OFFICERS - City Staff Reports – Report from Treasurer**

**a. Zoning changes to Villages at Cascade Head**

Anne Marie Skinner, Lincoln City Planning & Community Development Director informed the HOA there were five recently rezoned tax lots in the property known as the Villages. The five tax lots are all owned by the City of Lincoln City. The significance of the tax lots is that all of them contain wetlands and/or needed repairs of areas. Those items are natural resources which are prohibited them from being developed. The zoning reclassification was to clean up the buildable lands inventory to remove skewed numbers of residential housing land available. The tax lots were rezoned to Open Space. Richard Appicello, City

Attorney, stated the five tax lots appraised about 80 acres and there were five Ordinances that addressed the zoning change.

There was a general discussion about the HOA having two current Board Members but not a third member at the present time.

### **Report from Treasurer**

Debbie Bridges, City Finance Director, reported year-to-date property taxes, state registration, state review fee and insurance and bonds were paid. There were very little in expenditures year-to-date overall.

### **E. Unfinished Business**

- a. Discussion of the Villages PUD going forward (possible amendment)

Mr. Appicello reported to the HOA, the City hired a Planner to produce an amendment that would reduce the PUD from the current limits to just Maplewood and possible Fernwood (after Planning Commission and City Council review). There was discussion about the exact location of Cascadia court, Maplewood and Fernwood.

Mr. Appicello also stated the law firm Tonkin Torp who performed the original Declarations of Covenants and Restrictions for Cascades Head was writing a new Declaration of Covenants and Restrictions which would just apply to Maplewood. He also stated Maplewood would not get any environmental tracts around them and they would be responsible for their own common area maintenance.

Ms. Skinner stated Maplewood has four platted common areas.

- b. Discussion of Rock Creek Village Master Declaration going forward (possible amendment)

Mr. Appicello told the Board the Master Declaration affected the entirety of Rock Creek Village while the first amendment affected only Maplewood. There is a Planned Unit Development proposal for the entire property. However, a good part of the upper elevation was recently rezoned Open Space as discussed previously. The Rock Creek Village Declaration will be shrunk down to only concern Maplewood. This so it would wipe the Declaration in concerns of Rock Creek Village with possibility of Fernwood depending on whether the developer wanted to include it.

## **Reports of Officers**

HOA resident inquired about the FEMA trailers that were once proposed to be placed on Fernwood in response the Echo Mountain Fire. Mr. Appicello replied FEMA ultimately decided to utilize a Confederated Tribes of Siletz Indians property for placement of the trailers because it would have been too difficult to utilize them on Fernwood.

## **F. Reports of Committees, if any**

There were no reports.

## **G. Adjournment**

Adjourned 5:55pm

DRAFT