

**South Beach Road Association
15022 NW Oakmont Loop
Beaverton, OR 97006**

July 16, 2012

RE: Minutes of 2012 Annual Meeting of SBRA Members

Dear South Beach Road Association Member:

The 2012 annual meeting of the members of the South Beach Road Association (the “**SBRA**”) was held on Wednesday, July 4th at 1:00 p.m. at the Neskowin Fire Hall. Representing the Board of Directors at the meeting was Judy Kelley, Ken Graham, Bill Busch, Chris Howell-Miller and John Miller. The meeting was well attended by members.

Prior to the meeting, an agenda and several financial summaries were provided to the members. Copies of these documents are enclosed for your records. The meeting was called to order shortly after 1:00 p.m. and I introduced the current Board of Directors. The profit and loss statement and cash balances of the SBRA were briefly discussed and it was noted that the 2012 cash balance had increased over the past year. Mr. Graham commented on the maintenance costs and noted that accrued maintenance payments would be made in the near term.

Delinquent member accounts were discussed at great length with a number of members expressing their concerns and frustrations with those members with large delinquent accounts and those refusing to pay full annual assessments. This discussion included a review of the issues regarding the current ownership of the roads and the lack of CC&R’s. A motion was made and seconded to engage an attorney to provide a detailed analysis of the situation and advise on how the SBRA and the members could adopt binding CC&R’s for the community. A second motion was made and seconded to post the names of the delinquent accounts on the SBRA website.

Moving forward with the agenda, the new gate code (**KEY, KEY, 2, 9, 6, 3**) was provided and a discussion ensued regarding the SBRA’s ability to deactivate gate clickers of delinquent accounts. I then gave a brief update on the bridge and South Beach Road repair noting that the bridge was not in need of immediate repair, but would likely need work within the next year. The Neskowin Sanitation Department is aware of the issues regarding South Beach Road, but has not provided SBRA with any additional information regarding this matter.

Bill Busch provided a summary of the SBRA website, which can be accessed at www.southbeachroad.org with the password “forest392.” A discussion was then held regarding the need for annual member meetings in light of our ability to provide information electronically. A number of members expressed an interest in keeping annual member meetings and it was agreed that the 2013 annual meeting would be held on Labor Day Weekend.

A brief summary of the status of the members Board of Directors was given and it was noted that these members serve four year terms and there were no members currently up for election. In addition, no officers were nominated or elected. There were several brief discussions held regarding tsunami training and warnings and matters involving the Proposal Rock Community. The meeting was adjourned shortly after 2:15 p.m.

If you have any questions, comments or concerns regarding any of the foregoing, please feel free to contact me directly at jmiller@dunncarney.com.

Sincerely,

John Miller