

Minutes of Seahurst West Addition Annual Meeting of Lot Owners March 11, 2026

Attendees (9): Rebecca DeVaney, Samia El-Moslimany, Lee/Carol Sanders, Joe/Sue Swanzy, Bruce Beck/Ralph Johnson, Ben/Cindi Brinson, Dale Booher/Hanna Ayers, Chuck/Lori Boblenz, Corrie Watterson/Matthew Richmond

Proxies (6): Mona Akmal and Allen Mettler proxies to Samia El-Moslimany; Jay O'Donnell/Susan Shannon, Derek Doell, and Mary/Dan McGarry proxies to Lee Sanders; Ben Huan/Shizue Haffeman-Udagawa proxy to Joe Swanzy

Absent (2): John Canning/Xian Zhou and Kevin Carl.

Meeting started at ~7 pm PDT.

Rebecca welcomed new neighbors.

Quorum present: 15 of 17 members present (including proxies and proxy from Derek Doell representing Lot 13).

Derek Doell provided a proxy to Lee Sanders. There remains the question as to who the Doell estate representative is and who is authorized to vote on behalf of Lot 13. Samia noted that the Annual Meeting Notice was initially emailed to Derek Doell and then forwarded to Deborah Brown. Deborah had informed the board in a note that she was the Estate Executor, and that we could continue to communicate with her. Bruce noted that prior to receiving Deborah's note, Derek had emailed Bruce, also writing that Derek's sister [Deborah] was the Estate Executor. It was determined that, regardless, a quorum existed with or without Lot 13's vote, and we would proceed with the agenda. (Please see related correspondence which will be posted after 3/31/26 on the SeahurstWest.com website.)

Agenda:

2025 Minutes

Motion to accept the 2025 Annual Meeting of Lot Owner minutes as written was approved

Road, drainage, common lots, project report

Shared lot maintenance: Dale reported that Mario trimmed and cleared brush in areas of the beach lot as requested. Mario cleared overgrowth from the walkway to the beach and put down gravel to fill areas on the steps that had washed away. Dale also added solar lighting at several points along the beach walkway to improve visibility at night. Additional lighting may be added in 2026. A request was made to extend the railing up to the upper beach lot trail. This was added to the maintenance budget for 2026/2027.

Mario also maintained the community lot, also known as Tract C. People need to remember to keep the roadway next to their property clear of overhanging brush.

Thanks to Joe for managing the deicer salts and equipment this year. Also, thanks to Joe and Chuck for the research and report on the existing storm sewer.

Treasurer's report 2025/2026

Copies of the report were sent out before the meeting. The report showed that for 2025/2026, the total spent was \$4,451.27 versus \$6,042.00 approved. For 2026/2027, the expenses were forecast to be \$6217.09. The total remaining in the account as of January 31, 2026, was ~\$18,350.81. Bruce pointed out that the web hosting for our Seahurst West Additions website is now part of a yearly charge to the community. The amount is expected to be \$175.09/yr. The full report on the checking account and details of the expenses are available on the website. A reminder is that past due assessments occur interest at 10% per year as defined in chapter 10.2 in the protective covenants.

A motion to accept the treasury report was approved

Assessments for 2026

We discussed that the assessment for 2026 should cover the proposed 2026/2027 expenses with some margin (i.e., above \$6,042). Moved and seconded to accept \$400 for the 2026 assessment.

New Business:

Lee Sanders suggested 3 informal proposals for discussion regarding the owners of 2681 – currently owned by Eric and Julie Johnson. Lee indicated that the previous 2681 owners (e.g., Williams and Kropacks) were invited to community meetings to participate in discussions of the roadway (and the beach lot seawall).

1st, Lee proposed that we should invite the Johnsons to future community meetings where the roadway was discussed, and that they should leave after the discussion. The Johnsons pay a portion of roadway expenses when roadway repairs are required.

A motion to invite Johnson's to attend community meetings when roadway repairs are to be discussed was approved.

2nd, since Johnson's pay 1/18 of the cost of roadway repairs, they could also be allowed to vote in community meetings regarding roadway repair and on any road maintenance issue. In this case, the community was not in agreement that giving Johnson's a vote on road issues was a good idea.

3rd, could we sell the Johnsons 1/18 ownership into the community with equal rights? The community could use the money to fix the lower road between Jay O'Donnell's and

Eric Johnson's properties, down to Lee Sander's and Kevin Carl's properties. The community was negative on this proposal, and several felt that the community would lose more than it would gain from this effort. First, there were questions about whether the road below the turnaround is considered an easement and is not considered part of the community maintenance program currently. Secondly, the covenants would have to be rewritten to allow 2681 to be included. Third, the titles to everyone's home would also likely need to change since each lot owner owns 1/17 of the community now. Finally, any change in ownership in lots B and C would require a unanimous favorable vote per the covenants. Joe volunteered to study options 2 and 3 and prepare a report on the pros and cons of those ideas.

Corrie Watterson 2650 listing update – open house March 13 – 15 (Friday, Saturday, and Sunday).

Bruce, Dale, Samia, and Rebecca will not be on board for 2026. We wish them well and thank them for their volunteer work.

For 2026, Joe Swanzy and Carol Sanders will be on the board. The board needs a third person, so Carol and Joe will begin asking for volunteers for 2026. The community will be informed of the volunteers that we accept.

Meeting adjourned 8:33 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Samia El-Moslimany". The signature is fluid and cursive, with the first name "Samia" being the most prominent.

Samia El-Moslimany, SWA Secretary 2025