

KSMA Board Meeting Minutes

March 18, 2024 Meeting; 6:00 pm

In attendance:

Susan Linda Paul B Paul S Jeff Doneg

Follow-up tasks:

- **Susan will continue to work with Robin to gather and count votes as they are sent in**
- **A second homeowner account is past due, and Robin will coordinate sending them a letter indicating the lien process**
- **Paul recommended that a review be done of the KSMA/ACC rules to confirm that automatic approval of replacements in-kind construction is consistent with KSMA/ACC rules, and he agreed to conduct the review**
- **The board approved an exception to allow a fence to be constructed, given the circumstances of this case. The owner will be informed of the approval as an exception**
- **Susan confirmed that KSMA can remove the sand off the KSMA-owned lot and will speak with Scott**
- **Board approved the transfer of \$50,000 into the high-yield savings account, and Peggy will have the funds transferred**
- **Board agreed to have an HOA tax preparer do the KSMA taxes, and Peggy and Robin will coordinate this**
- **Next meeting of the KSMA board of directors scheduled for May 13 at 6:00 pm PT, and a Zoom invite will be sent to board members**
- **Minutes of the March 18 meeting will be circulated by Doneg prior to the next meeting**
- Approval of meeting notes from last meeting (Doneg)
 - **Minutes for the January 8, 2023 meeting were approved**
- Dues Notice (Susan)
 - The dues notice was sent along with an insert explaining the still-open vote for making a change to the KSMA bylaws: Allow the Board to move the date of the annual membership meeting
 - The current vote tally is 63 “yes” and 2 “no”;
 - 66% (118) of total membership is needed for approval
 - **Susan will continue to work with Robin to gather and count votes as they are sent in**
- Sending emails is still a challenge. The new Webmaster may assist with this. (Susan)

- The Board received an inquiry regarding an open fire pit in their yard (Susan)
 - Peggy gave them advice to remove the fire pit and replace with propane
- Demand Letters (Susan)
 - One past due balance (of \$1,102) was paid in full
 - **A second account is past due, and they will be sent a letter indicating the lien process**
- Finances (Susan for Peggy)
 - A motion was made, seconded, and unanimously approved the budget.
 - Peggy has established a high-yield savings account for KSMA at CIT Bank
 - **Board approved the transfer of \$50,000 into the high-yield savings account**
 - Additional funds will be moved in the account, pending recommendations from Peggy
 - **Board agreed to have an HOA tax preparer do the KSMA taxes**
 - Estimate of \$250 to prepare KSMA taxes for 2023
- Architectural Control Committee (Paul)
 - Enforcement of KSMA ACC rule is difficult, particularly with some homeowners not informing the ACC of renovation plans
 - One issue that may improve compliance is to clarify that “replacements in-kind” do not need to be processed through the ACC
 - This policy would apply only in instances in which the same kind of structure is being renovated / replaced
 - **Paul recommended that a review be done of the KSMA/ACC rules to confirm that this policy would be consistent with KSMA/ACC rules, and he agreed to conduct the review**
 - Clarifying existing terminology in rules might be beneficial to ensure clarity of KSMA rules
- Between house fencing (Paul)
 - A property on Ocean Drive has requested approval to install a fence between their property and one of their neighbors
 - The owner reported that they recently removed dune grass from around and between the houses in order to minimize fire risk
 - The owner also noted that, given they are located on the beachfront and there is not an official beach access nearby, an open space would invite trespassers
 - Paul noted that installing fences between properties is not permitted per KSMA rules
 - Susan provided background to KSMA previously approving the grandfathering of properties with fences between properties along the ocean front homes

- **The board approved an exception to allow a fence to be constructed, given the circumstances of this case. The owner will be informed of the approval as an exception**
- Tsunami signage (Doneg)
 - Chris with the Wayfinder organization has installed a number of small tsunami signs (paired with directional signs) at previously approved locations within Kiwanda Shores, primarily on pre-existing posts
 - Some additional signs remain to be installed
- Dune grass pilot (Doneg)
 - Doneg reported that he was able to transplant dune grass into a 10' by 5' area in front of the KSMA-owned lot on Ocean Drive. An owner donated the native dune grass from their property. Wooden stakes were placed to encircle the grass, and strings were run between the stakes. The dune grass was transplanted during the rainy season, hopefully providing sufficient natural watering
- Excess sand accumulating on KSMA-owned beachfront lot (Paul)
 - Paul asked if the excess sand build-up can be removed
 - **Susan confirmed that KSMA can remove the sand off the KSMA-owned lot and will speak with Scott**
- STR permit cap (Doneg)
 - Doneg reported on the recent County meeting to consider modification to the short-term rental permit cap. Susan and Doneg attended the meeting
 - A large number of individuals attended the meeting, and there was a healthy discussion of (1) enforcement of STR rental rules and (2) the permit cap percentage / number
 - At the County meeting, Susan and Doneg cited key results from the KSMA survey on STR permits
 - The County is considering various options for PC – Woods, including: raising the allowable number of STR permits; keeping the figure constant; lowering the number; or raising the number in some areas and keeping other areas constant
 - Sarah Absher from the County requested the opinions of the attendees of the possible options. Lowering the cap had no support. 95% supported either lifting or eliminating the caps in areas west of the Nestucca River
 - Paul stated that he agrees with increasing the STR permit percentage cap but not eliminating the cap
 - County staff will hold a second meeting to discuss the issue after conducting some analysis using GIS to identify any patterns of STR permit locations. It is uncertain whether County staff favors a specific proposal at this time
 - Ultimately, County staff will make recommendation(s) to the County Commissioners
- Webmaster (Susan)

- Susan reported progress with the work of the newly-hired Webmaster
- Road / Fence / Sand report
 - Sand will be removed from the KSMA-owned beachfront lot
 - Gate has been getting stuck open
 - We may need to place gate replacement on the reserve list
 - Tree trimming: if needed, we should inform Scott Culp
- Road paving
 - KS owners will be notified of road paving that will occur on Sand Piper and Kiwanda Drive
 - Repaving is to be conducted by Gettis Paving, Inc. and Coastway Constructions and is expected to take place by the end of May, but the dates are not certain
 - For four homeowners on these streets, we do not have email or phone contacts
- **Next meeting of the KSMA board of directors scheduled for May 13 at 6:00 pm PT**