

KSMA Board Meeting Minutes

May 13, 2024 Meeting; 6:00 pm

In attendance:

Susan Peggy Paul B Paul S Ray Doneg

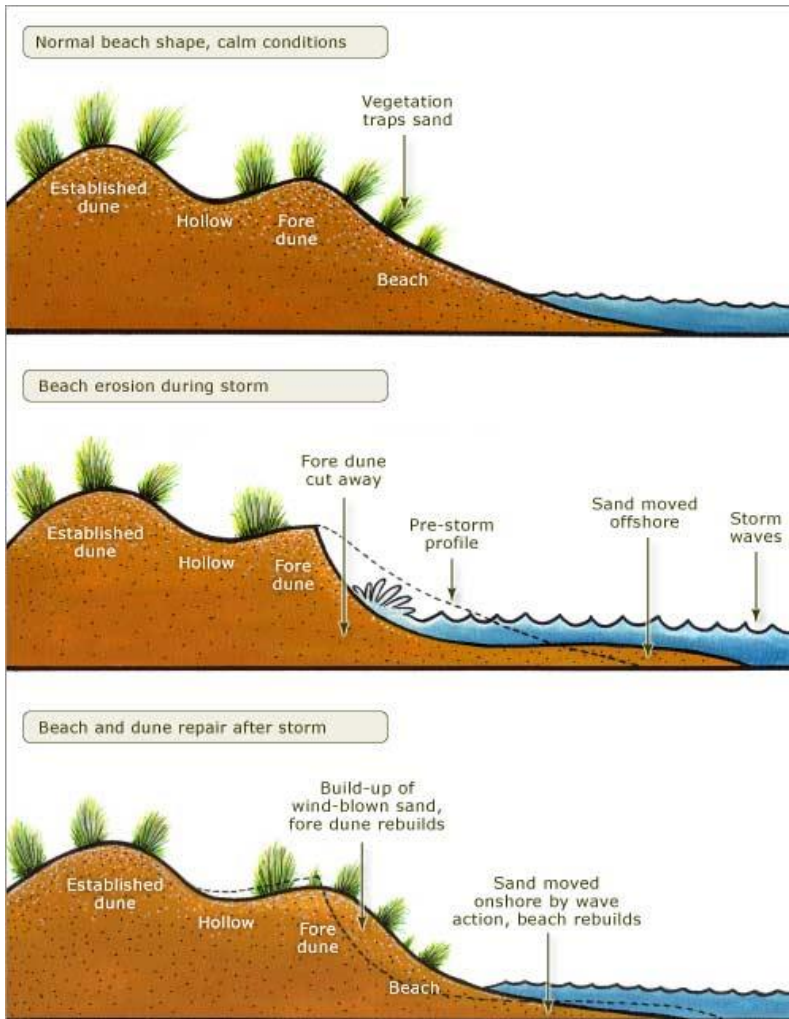
Follow-up tasks:

- **Doneg will coordinate with Robin on identifying, and then contacting homeowners to request that they vote.**
- **Peggy will be transferring \$25,000 to the new high-yield CIT Bank savings account.**
- **Peggy will approve payment for paving services once the work is completed and Ray has approved the invoice received.**
- **Paul B is working with Dave (Peggy's husband) to establish a streamlined process for the review of remodeling / replacement projects.**
- **Ray will fill the sink hole on Ocean Drive with asphalt (with Paul B as back-up) when the broader repaving work is conducted.**
- **Susan will post a sign on or around 5/23 to alert residents of temporary closure(s).**
- **Ray volunteered to coordinate securing the sand removal permit for both the KSMA-owned lot and beach access points.**
- **Paul B will be coordinating with Scott to walk KS and identify trees that need pruning.**
- **Paul B will speak with Scott to consider the cleaning / repainting of the gates.**
- **Minutes of the May 13, meeting will be circulated prior to the next meeting (Doneg).**
- **Doneg will circulate a Zoom invite to board members for the next meeting on July 15, 2024.**
- Approval of meeting notes from last meeting (Doneg)
 - Minutes for the March 18, 2024 meeting were approved.
- Update on vote status of providing authority to Board to move annual meeting date (Susan)
 - Susan indicated that 5 more votes are needed to secure authority to move the annual meeting date
 - The current vote tally is 106 “yes” and 6 “no”
 - 66% (118) of total membership is needed for approval.
 - The following table was circulated:

Votes to change bylaws		Number needed	Difference
Yes votes to date 5/13/24	105	118	6
No votes	6		
No box checked	1		
<i>Total vote slips as 5/13/24</i>	112		178 properties 66% to change
No slip enclosed	39		
Paid via bill pay (no slip)	24	1 pd in escrow, no slip	
<i>Total paid without slip</i>	63		

- The graphic was created before the latest vote. Only 5 more are needed.
- Susan asked for a volunteer to reach out to homeowners who have not yet voted. **Doneg agreed to coordinate with Robin on identifying, and then contacting homeowners to request that they vote.**
- KSMA Finances and Budget (Peggy)
 - Dues: \$2,650 in past dues have recently been collected from 2 past due accounts as a result of letters from the attorney.
 - Wells Fargo high-yield account: **Peggy will transfer \$25,000 to the new high-yield CIT Bank savings account** (\$25 fee).
 - There is a \$6,000 monthly transfer limit so a wire transfer is being used to avoid the cap.
 - Tax preparation and filing: We are not likely to have any taxes due for past periods.
 - Tax preparation will cost \$250.
 - Funding for paving: **Peggy will approve payment for paving services once the work is completed and an invoice is received.**
 - **If an invoice for paving comes in that doesn't copy Ray, please forward it to him. He will be checking it against work completed before payment.**
- Architectural Control Committee activity: (Paul B)
 - **Paul B is working with Dave (Peggy's husband) to establish a streamlined process for the review of remodeling / replacement projects.** Dave is likely to take the lead on renovation work and Paul B will take the lead on new construction project review.
- Street paving project (Ray)
 - The repaving of the KS entrances, etc. is scheduled for June 3, and is anticipated to take two days.
 - The first day will involve grinding and removal of old asphalt by Gettis Paving, Inc. The second day will involve replacing overlay asphalt.
 - Coastway Construction will do additional street maintenance work around the gate entrances after the asphalt work is done.
 - There is a small sink hole on Ocean Drive.

- **Ray will fill the hole with asphalt (with Paul B as back-up) when the broader repaving work is conducted.**
 - Susan indicated that the south gate will be closed for a period of time, and **Susan will post a sign on or around 5/23 to alert residents of temporary closure(s).**
 - Doneg provided an update on the repairing of the asphalt at the south end of Ocean Drive. He is working on getting the job scheduled .
- Tsunami signage (Doneg)
 - An update was provided of the project to install tsunami evacuation signage throughout Kiwanda Shores.
 - Ocean Drive signage installation is completed. Completing the installation of signs on other streets is underway and anticipated to be completed within a few weeks.
- Dune grass pilot project (Doneg)
 - The dune grass donated and transplanted seems to be taking hold, with new green shoots showing. This was from a KS property and was planted on the foredune west of the KSMA-owned Ocean Drive beach front lot.
 - The goal of the project is to determine if an alternative approach to planting dune grass along the KS foredune might be more effective than planting single reeds. The results of the pilot project will be shared with beach front owners.
- What is a foredune and where is it? What purpose does planting serve? See this graphic from <https://teara.govt.nz/en/diagram/4825/fore-dune-formation-and-erosion>



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- Short-term rental (STR) permit caps (Doneg)
 - Doneg gave a summary of a March 11 County meeting on the STR permit cap for Pacific City and Woods.
 - At a meeting that followed the PC-Woods CAC meeting, Sarah Absher, the County Department of Community Development Director, presented GIS-generated data on the location of current STR permits in the Pacific City and Woods area. Commissioner Olson attended the meeting.
 - Approximately 44% of homes west of the Nestucca River currently hold STR permits; approximately 11% of homes east of the Nestucca River currently hold STR permits.
 - The number of homeowners on the STR permit waitlist is growing, with 18 homeowners now on the waitlist for a permit. There is little-to-no turnover of permits, even with homeowners who may not actively use it.

- The County is considering altering the current STR permit cap (of 24%). A potential option is to lift the cap (to an undetermined higher level) west of the river and retaining the current STR permit cap level east of the river.
 - The third (and possibly final) community meeting on this topic is anticipated to take place in June, 2024.
 - Notice of the meeting will be circulated by the PC-Woods CAC.
 - After the third meeting, the County staff will make a recommendation to the County Board of Commissioners on possible alterations to the current STR permit caps.
- Webmaster (Susan)
 - An update on the activities of the KSMA's newly-contracted Webmaster was provided.
 - Travis the new webmaster documented details of the website administration, and the president, secretary and treasurer all have this information.
 - Together, Susan and Travis discussed updates and changes to the entire KSMA website, and Travis completed them.
 - For the work conducted to date, Travis was paid \$200 per invoice..
 - Susan commented that realtors have been appreciative of the ability to access needed KSMA information and bylaws, etc. through the password-protected realtor web page. A local realtor thanked us and passed the URL and password on to his colleagues at the realty.
- Road / fence / sand report (Susan from Scott)
 - Scott recommended that we remove the sand that has built up on the KSMA-owned lot on Ocean Drive, as well as the beach access alleys. A permit from the county and state is required to remove the sand. We will need to pay for the permit, just like the beachfront homes do.
 - **Ray volunteered to coordinate securing the sand removal permit for both the KSMA-owned lot and beach access points.**
- Tree trimming survey (Susan)
 - **Paul B will be coordinating with Scott to walk KS and identify trees that need pruning.**
- Maintenance of KS entrance gates (Doneg)
 - Doneg recommended that the south gate (and possibly north gate) be cleaned and repainted after the asphalt repair is completed.
 - **Paul B will speak with Scott to consider the cleaning / repainting of the gates.**
- Letters to past due homeowners (Paul S)

- Paul reviewed efforts that resulted in the payment of substantial past due amounts, with KSMA in a strong position with regard to accounts being current. Paul smoothed out access to the attorney's work list so it shouldn't be an issue in the future.
- Gratitude for board
 - Susan thanked all of the board members for being so great at participation and follow-through, which makes our meetings productive and efficient.
- Next meeting: Scheduled for July 15, 2024, at 6:00 pm Pacific Standard Time.
 - **Doneg will circulate a Zoom invite to board members for the next meeting on July 15, 2024.**