

KSMA Board Meeting Minutes

July 15, 2024 Meeting; 6:00 pm

In attendance:

Susan Peggy Paul B Paul S Ray Doneg

Follow-up tasks:

- **KSMA funds are being transferred to First Foundation: \$61,292 at 4.75% interest.**
 - **Ray agreed to offer assistance to Paul G with the permit application process.**
 - **One speed bump will be installed on Neptune Drive and the one near the North gate entrance will be painted.**
 - **The Kiwanda Shores gate cleaning and painting work will be scheduled and performed.**
 - **Paul B offered to contact one or more towing companies to serve as the KS towing company.**
 - **Susan will prepare a PowerPoint presentation for the Annual Meeting.**
 - **Peggy agreed to bring coffee, water and cookies for meeting participants.**
 - **Susan and Doneg will work to identify assistance with the IT systems, for both the community center's projection system as well as for the Zoom virtual meeting functionality.**
 - **Doneg will circulate a Zoom invite to board members for the Annual Meeting.**
 - **The link in the Zoom invite will be shared by Susan with KS homeowners if they prefer to participate in the Annual Meeting virtually.**
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- Approval of meeting notes from last meeting (Doneg)
 - Minutes for the May 13, 2024 meeting were approved.
 - Annual Meeting Discussion
 - Annual Meeting date set for August 31.
 - At Annual Meeting, ask attendees for suggestions on 2025 Annual Meeting date.
 - Key asks from last meeting
 - Financials
 - Peggy transferred funds to higher interest-bearing savings account.

- Architectural Control Committee review of new construction
 - Paul B and Dave (Peggy's husband) working on this.
- Sink hole on Ocean Drive
 - Not yet filled; may be fixed by Ray
- Tree pruning
 - Tree pruning expenditures came in under budget
- Repainting of Kiwanda Shores entrance/exit gates
 - A quote for cleaning and repainting the north and south gates has been secured and approved by the Board
- Financials (Peggy)
 - Peggy is working on slides for Annual Meeting.
 - **KSMA funds are being transferred to First Foundation: \$61,292 at 4.75% interest.**
 - Board members discussed the amount of funds to be transferred to the account with a higher interest rate. It was agreed that funds allocated to the reserve fund can be placed in the higher interest-bearing account along with other KSMA funds.
- Architectural Control Committee (Paul B)
 - A fence was installed along a newly constructed home at end of Dory Drive. Fence was not previously approved. Owner had previously been advised that a fence would not be consistent with KSMA guidelines.
 - Fence is to be removed, but it has not yet been removed.
- Tsunami signage (Doneg)
 - Installation of tsunami directional signage has been completed.
 - Signs are now the property of KSMA. If signs disappear or there are other issues, KSMA can continue to interact with the broader tsunami signage effort for assistance.
 - If Owners would prefer that a sign not be located on/in front of their lot, KSMA will consider relocating sign.
- Dune grass pilot project (Doneg)
 - An update was provided on the condition of the dune grass in the pilot: Grass is taking hold; new shoots are visible. Some of the pickets around the 10' x 5' pilot area were straightened in the sand.
 - Photos were shared.
- Sand removal / planting permits (Susan)

- Paul G has continued to work on submitting a permit application on behalf of the KS ocean-front homeowners. Application has become more complex. There may be a need for a consultant to be hired to complete the application.
- It was pointed out that the State's goals and the homeowners' goals are not consistent. State is interested in minimizing disturbing natural processes. Homeowners are interested in preventing sand from overwhelming homes, maintaining ocean views, and achieving stability of beach front.
- KSMA, as a property owner of an ocean-front lot, is current in paying its share of fees for the permitting process and sand removal activities.
- The dune grass pilot project – which transplants large bunches of dune grass rather than individual reeds – may be a more effective approach to replanting dune grass on beach front. Susan pointed out that planting of grass on the foredune (sloped sand ocean front) may be most effective at achieving dual goals of getting dune grass to take hold and but not blocking beach-front homeowner views.
- Annual costs for sand removal and grass planting, as well as cost of securing permits, are substantial. Some beach-front lot owners have requested that the KSMA provide support to the efforts. **Ray agreed to offer assistance to Paul G with the permit application process.**
- A question was raised as to whether the KSMA should make a financial contribution the sand removal permitting and dune grass planting efforts. This topic might be considered at the Annual Meeting.
- Status of County Short-term Rental (STR) regulatory activities
 - At present, there are 18 homeowners on the Tillamook County STR permit waitlist. There were 20 on the waitlist, but two existing STR permit holders decided not to renew their permits.
 - County undertook a series of three community meetings to get input on whether the County should adjust the permit cap applied to the Pacific City – Woods communities. (Similar County-led processes are taking place in other Tillamook County communities to determine if adjustments in the STR permit cap should be made.)
 - At the conclusion of the community-input process, overwhelming community support was given to a proposal to remove the STR permit cap for homes located west of the Nestucca River. The existing STR permit cap would be retained for homes east of the Nestucca River.
 - The Director of the Tillamook County Department of Community Development indicated she will present the community recommendations to the Board of Commissioners during one of the July / August Commissioner meetings, and testimony from the public will be sought. (It is unclear what the date of that County meeting will be.)

- Webmaster update (Susan)
 - Our newly-hired IT specialist (Travis) has been working well. He has updated several items on the KSMA website. Susan solicited input on the Website, and suggested changes can be sent to Trevor for consideration / implementation.
 - Susan indicated that she prepared a summary of the KSMA website specifications and circulated to Peggy and Doneg.
- Road / Paving / Sand Report
 - Tree trimming was conducted, and it came in under budget.
 - **One speed bump will be installed on Neptune Drive and the one near the North gate entrance will be painted.**
- Repainting of Kiwanda Shores entrance / exit gates (Susan)
 - A contract for \$2,450 was entered into for the cleaning and repainting of the KS gates.
 - **The gate cleaning and painting work will be scheduled and performed.**
 - Paul S asked that passage through the gates be maintained while the work is being conducted. Ray indicated that the gates will be held in the open position during the work.
- Posted towing company (Susan)
 - The towing company that is shown on signs within KS is no longer in business. A new two company needs to be identified. **Paul B offered to contact one or more towing companies to serve as the KS towing company.**
 - Susan restated the KSMA policy that only Board members are to approve the towing of non-owner cars that are within KS. Very few (if any) towing has been approved, but the existence of the towing signs seem to discourage illegal parking inside KS.
 - Once a new towing company is identified, signage will need to be replaced and updated with information on the new towing company.
- Annual Meeting (Susan)
 - The Kiawanda Community Center has been reserved for the Annual Meeting. Because the yoga class has reserved time earlier on August 31, the KSMA Annual Meeting will begin at 10:15 am.
 - **Susan will prepare a PowerPoint presentation for the Annual Meeting.**
 - **Peggy agreed to bring coffee, water and cookies for meeting participants.**
 - **Susan and Doneg will work to identify assistance with the IT systems, for both the community center's projection system as well as for the Zoom virtual meeting functionality.**

- Next KSMA Board meeting: Scheduled for August 31, 2024, at 10:15 am Pacific Standard Time at the Annual Meeting.
 - **Doneg will circulate a Zoom invite to board members for the Annual Meeting.**
 - **The link in the Zoom invite will be shared by Susan with KS homeowners if they prefer to participate in the Annual Meeting virtually.**