

## Minutes

### Annual Meeting of the Kiwanda Shores Maintenance Association

August 31, 2024



#### ▪ Introductions – Board and Contributors

Informal meet-and-greet among attendees took place from 10:00 am to 10:30 am.

President Susan Caney-Peterson began the KSMA annual meeting at 10:30 am. Approximately 32 people were in attendance in-person and approximately an additional 20 participants were on-line (Zoom) at some point during the meeting. Susan stated that Covid infections were relatively high in the State of Oregon, and she intended to minimize the length of the meeting as a result. Doors were kept open at the Kiwanda Community Center to maximize airflow.

KSMA board members in attendance:

In-person:

Susan Caney-Peterson

Peggy Halley

Doneg McDonough

On-line:

None.

#### ▪ Vote to Approve Terms of Current KSMA Board Members

A motion was made (by Carrie) and seconded (by Dave) to approve the current board members. Susan reminded attendees of the need for additional board members and that there is no limit on the number of KSMA board members in the Bylaws. We especially need a new Chair for the Architectural Committee. (Board members ascertained before the meeting that a quorum was reached between the number of proxies received and members in the room.)

#### ▪ Annual President's Report

Using a set of overhead slides, Susan delivered the annual President's report. The presentation can be accessed at this link ( <https://bit.ly/KSMA2024AnnualMeetingSlides>). The presentation provides information on the following topics:

- Agenda
- Current KSMA board members
- Call for volunteers
- 2024 accomplishments
- Fire and safety practices
- Finances, budget and expenditures
- Roads and Maintenance
- Tillamook County short-term rental changes
- Changing the annual meeting date
- Dune grass pilot project (Addendum)

The KSMA Reserve Study was also made available to KSMA members and is accessible at this link: <https://bit.ly/KSMA2024ReserveStudy2>.

In addition to the information in the presentation, the following information was shared:

- KSMA Financials

Peggy presented a report on KSMA financials. We have been conservative in managing our budgets and have a healthy reserve (see Reserve Study attached). This ensures that we can avoid an assessment beyond the annual dues, even with major costs like replacing the gates. We also succeeded in opening a new savings account with a higher interest rate to place reserve funds in.

- Roads and Maintenance

Key contributor and Roads and Maintenance Chair Scott Culp was in attendance and reported on Kiwanda Shores maintenance issues. We have done a lot of work in the community that he has coordinated. He mentioned that Coastway Excavation (and BJ in particular) is a continued valuable partner to Kiwanda Shores. Board member Ray Kimball was instrumental in getting new paving done this year on certain streets.

- KSMA Annual Meeting Date

Susan reported on the board initiative to move the annual meeting date from the Saturday of Labor Day weekend to another date that does not conflict with Kiwanda Shores owners who rent out their home over the Labor Day weekend. A sufficient number of votes from Kiwanda Shores property owners had been previously secured to change the annual meeting date.

Input was solicited on potential alternative dates for the annual meeting. A suggestion was made to avoid other holiday weekends, as there could be additional conflicts with popular short-term rentals. Another participant recommended moving the date to Memorial Day weekend. Two individuals suggested the last weekend in September. Two individuals on-line submitted comments through chat suggesting that Memorial Day weekend would create a conflict. The board will discuss this in November and make a decision.

- Frontage Properties and Sand Removal

One owner (Marc) posed a question on why the upper beach areas are not considered part of the KSMA community areas. Susan remarked that the area in front of front-row homes/lots are the private property of Kiwanda Shores owners, and she outlined the range of areas that are part of the KSMA community areas, such as access paths to the beach and two KSMA-owned lots. KSMA pays for the sand removal permits for the beach lot and the three access points. In addition, Susan indicated that a KSMA board member (Ray) is assisting Paul Gulick with preparation of an application to the State to secure approval for sand removal, and dune grass planting, by beach-front homeowners.

- Tillamook County Short-Term Rental (STR) Changes

Doneg provided an update on the status of STR changes in Pacific City. At present, there are 24 homes on the STR waitlist for the Pacific City – Woods subarea.

The County Commission – through the Department of Community Development – is undergoing a process to solicit the input of various communities with regard to the STR permit cap enacted by the Commission over the past year. Over three meetings for the Pacific City – Woods community, a recommendation was formulated and supported by a super-majority of participants that would (1) lift the cap on homes west of the Nestucca River and (2) retain the current STR cap on homes east of the Nestucca River. The Tillamook Board of County Commissioners may review and vote on the recommendations over the next weeks.

- Cape Kiwanda Corridor Project

Doneg reported that the first phase of the Corridor Project is nearing completion, with new paving of the Cape parking lot, construction of a new restroom, etc. A second phase will involve (1) construction of restrooms at the Pacific Avenue access to the beach and (2) redesign of the intersection of Pacific Avenue bridge and Cape Kiwanda Drive. Funds have been secured (from the Transient Lodging Tax – TLT) for the initial engineering work. Funds have not yet been raised for the construction activities.