

KSMA Board Meeting Minutes

5.16.22 | 6PM Pacific

Attendees: Paul Schmidt, Susan Caney-Peterson, Jeff Snow, Doneg McDonough, Ray Kimball, Brian Timm

Absent: Jackie Hutchins, Linda Aldrich, Paul Boyle

Action items:

- Brian to send later more details on increasing ROI of KSMA funds
 - Ray to send details on roadwork (*done*—see his email)
 - Alan to detail his role as webmaster and provide info on possible service
 - Susan to see if Robin can provide more details on her role and database
 - Susan to send flowers and a card to Robin from the board
 - All – check to see that July 18th for next board meeting is on your calendar
1. KSMA Sewer easement signed (Susan)
 - This legal document allowed PCJWSA to connect to a new home build via the existing connection under the KSMA lot at the South Gate.
 2. [Kiwanda Corridor Project update](#) (Doneg)
 - We have requested one more meeting with principals on this once the online input has been gathered and analyzed.
 - See notes from Doneg at end of minutes on items we restated as feedback
 3. Overview of financials (Brian)
 - We are well ahead of budgeted \$\$ for road maintenance for sand removal (5K). Rather than change the projected budget now, Susan suggested that we wait and see exactly how much the road redo on Kiwanda Drive will be and adjust then.
 - We have one family 3 years behind; we just located their new address. They will have 30 days to pay. If they don't, we will let them know a lien will be levied, a process that isn't cheap.
 - Brian says we are only earning .01% right now on our ~\$190K of funds. If we invested a portion of this in conservative, liquid investments, we could possibly see 5-12%. He now works with a firm that is a registered investment advisor (they have a legal responsibility to investors; not a broker/dealer).
 - He would check with our attorney about the possible or appearance of a conflict of interest first and if not an issue, will present us with a proposal for opening a brokerage account with him, Brian, as the money manager. He's thinking to keep \$15-20K in check and \$25K in the reserve account with the balance earning more from liquid investments such as 6-mo. or 12-mo. bonds. Susan noted that she prefers socially responsible investing vehicles, if available. Ray suggested Treasury Inflation-Protected Securities (TIPS) to keep up with inflation.

- Brian will come back with details on proposed investments. If approved, this wouldn't happen until Q4. He would make quarterly presentations to the board on KSMA fund investments.
4. Tsunami signage progress (Doneg)
 - The final approval is still in front of the county (2 mos. now)
 - Workers came and checked all the flags and readiness for posting; and any utility pedestal issues
 5. Roadwork update (Ray)
 - Ray has worked up details of the project for the paving proposal on Kiwanda Drive. He'll reach out to the contractors to learn their schedule. He showed us the areas to be redone with the gaps to ensure the underground gate opening mechanisms are not disturbed. He will email us more details and would like to address homeowners directly to get ahead of their concerns.



6. Grass signage and overall maintenance (from Scott)
 - The beach grass signs and the beach access signs are being made and should be in by the holiday. The large signs for the gates are in storage and will be put up before the holiday. I will order the drop box for yard debris for the holiday and have it placed on Sandpiper where it was last year. Paul Boyle has been very helpful with the signs and I think we have a plan to keep the beach access signs in place for the summer months.
 - Coastway Construction is also taking care of the fences now and it is working out well. They have finished with their spring cleanup on the beach and I will have them do a final clean up on Ocean Drive before the holiday.
7. Role information – Robin and Alan
 - Scott's role in maintenance is off to Alan to post. We need to get details from both Robin and Alan for emergency purposes.

8. Webmaster role (Alan would like to retire)
 - We appreciate all that Alan has done as a volunteer on the website. Jackie proposed earlier offline that, just as we contract for bookkeeping, that we do so for this as well. Susan will ask Alan about recommended companies for this. The board agreed to this direction.
9. Condolences for Robin on the loss of her two brothers
 - Susan will arrange for something to be sent to Robin and send the bill on to Brian. We are all sorry for her loss.
10. Next meeting: **July 18th** should already be on your calendars. Same bat channel.

SUMMARY POINTS ON KSMA COMMENTS TO ONLINE Kiwanda Corridor Project (KCP) OPEN HOUSE (Doneg)

- Access to parking lot at NVCA/ skate park: open gates to permit parking and access to BLM trail.
- Preventing parking on Cape Kiwanda Drive: Restated recommendation to post adequate signage now.
- A need to “retain adequate access to driveways along Cape Kiwanda Drive (CKD) for currently undeveloped properties owned by Kiwanda Shores members”: no mention of issue in KCP proposals; recommendation was restated.
- Restated “need for any drainage facilities along the frontage of those (KS undeveloped) lots should be coordinated with the owners so as to ensure that their lots remain accessible/buildable; was indicated on proposals.
- Restated “There is concern that some of the proposed routes of the CKD **multi-use path** encroach on property owned by Kiwanda Shores members.” KSMA comments stated:
 - “Clarify whether properties on the west side of CKD would be impacted.
 - “KSMA recommends adoption of the straight path in the middle segment to the extent it would limit likelihood of encroaching on private Kiwanda Shores property owners.”
- Removal of Scotch broom on Jensen Property: KCP noted on proposal maps that Scotch broom will be removed, but hasn’t yet occurred.
- Install fencing between Jensen Property and Kiwanda Shores private property to impede cut-through to the beach: KCP noted on proposal maps that fencing will be installed.
- “Maintain dense tree and vegetation buffer” along west line of **Jensen Property**:
 - Notes were included on proposal maps to have “vegetated buffer and fencing”.
 - But on KCP proposal maps, color coding indicated that all the natural tree-scape is removed from the portion of the County / Jensen Property bordering roughly half of the KS lots to the west. Trees remained on only the private land owned by KS owners.
 - In messages exchanged with Kevin Schulke (Coyote Gardens; KCP landscape consultant), he indicated that “a healthy forest edge and undergrowth on the Jensen Property that encourages more wildlife” will be provided, and that the color coding is more stylistic than indicative of any predetermined lines.

KSMA COMMENTS TO ONLINE Kiwanda Corridor Project, cont.

- Kevin recommended submitting comments about this concern of insufficient border
- BTW, at the Webb Camping area, a 65-foot minimum distance is provided between the property line fence and the nearest camping stall, in addition to “maintaining a dense tree and vegetation buffer”.
- To achieve sufficient tree and vegetation buffer, the KSMA recommended suggested flattening and elongating the ellipse and meadow in Option 2 of the KCP proposal for the Jensen Property and incorporating the efficient parking lot design from Option 1 (with no planters inside the parking lot), although with maximum of 70 total stalls proposed in Options 2 and 3.