

KSMA Annual Meeting Minutes
Saturday, August 31, 2019
Nestucca Presbyterian Church

Board Members:

Present: Paul Schmidt, Brian Timm, Linda Aldrich, Susan Caney-Petersen, Jackie Hutchins, Alan Aldrich, Paul Boyle

Absent: Ray Kimball

Welcome

Introduction of board members

Counting of proxies and attendees for quorum

Quorum present: Yes

Meeting called to order at 10:30 AM

Review of year by President - Paul Schmidt

Sand removal permit and dune stabilization project - Paul Schmidt

Paul read a letter from Paul Gulick

- Last November, Kiwanda Shores Beachfront Collective LLC (formed by KS beachfront homeowners) was successful in securing a 5 year permit from the Oregon State Parks and Rec. District for sand grading within the requirements of Oregon Goal 18 (state law) and the related Pacific City Foredune Management Plan (PCFMP).
- A monitoring program is currently underway, contracted by the KSBC to Oregon State University for the purposes of having a third party be able to report to the KSBC and the permitting authorities on both compliance and effectiveness of the grading and planting. That monitoring will continue through the winter and culminate next spring.
- Based on the results of the OSU monitoring report on the grass effectiveness, we will be faced with choosing amongst the following options:
 - We can grade next year like we did this year, as we are fully permitted for 5 years. This path will require not only the homeowners continue to bear the cost of grading, but replanting any damaged or dying grasses will be required.
 - We can take the results of the past year and, if warranted, apply for an exception to Goal 18 that would allow us to not have to bear the cost of beach grass planting and continual monitoring as a requirement of our permits.
 - We could choose to stop grading for view, and go back to the remedial grading we did in the years prior to these more recent permits. This only allows homeowners to grade sand within a 40' distance from their home.

Website: Kiwandashores.ORG not .com

- Thanks to Alan Aldrich for this work; will continue doing so
- "Contact us" form has been used regularly so far
- Covenant violations form is also on the website for homeowner's use

Road Committee/Maintenance Report - Paul Schmidt for Scott Culp

- Gravel for the quads and repair of roads near the intersection of the gates will be included in the Ocean Drive repaving project
- The Board will vote on a proposal to replace the gates at the end of the meeting (approved)
- There was a discussion of the fence and access to Sisters
 - The board has considered adding some trees and making the fence a little higher to discourage Sisters renters from climbing and breaking the fences

Overview of Ocean Drive road project - Paul Schmidt

- Appreciation for Ray Kimball's work as a Civil Engineer
- Q&A with members
 - Paving will around Sept 15th
 - Linda suggested that we post some flyers with info about the project timeline (later discussed with Ray but he was onsite during the majority of the construction so was able to answer any questions in real time)
 - Request was made to post the timeline on the website (Alan took care of this)
 - How to communicate to the board if you think your property will be impacted but it's not called out in the plans
 - Contact Ray Kimball
 - Best way is to use the Contact Us link on the website
- FAQ handout distributed to homeowners as a handout

Review of financials - Brian Timm

- Still a healthy cash balance after the Ocean Dr paving project
- Special assessment results
 - After determining the cost of the project, the board voted to decrease the amount of the special assessment
- There's no intention to raise the dues and/or to levy another special assessment in the near future
- Outstanding dues
 - There's now only one major issue (multiple years) and a lien has been placed on the property

Membership Committee report - Susan Caney-Peterson & Jackie Hutchins

- Use Contact Us on website for reaching us
- Susan and Jackie utilize the County records

Street Parking - Towing Signs - Alan Aldrich

- One of the homeowners asked what constitutes parking on the street
 - Brian said black and white answer is no tires on the pavement
- Dave & Peggy (former firefighters) explained there are criteria for street width and if a narrow street is compromised, safety is as well

Trash Enclosure Rationale, implementation, lessons, acceptable solutions-Paul Schmidt

- Thank you to homeowners for adding trash enclosures as detailed in the President's annual letter
- However, if the measures taken aren't successful, owners will receive a warning letter and a fine if a trash issue isn't rectified

New Tillamook County Short-term Rental Ordinance - Nicole Twigg

- The County asked for volunteers to serve on a panel
 - The ordinance was promulgated in 2010; during 2019, over a 6-month time period, the ordinance was updated
 - TMT tax relates to short-term rentals
 - South County generates more than 1/2, and PC was 1/3 (check with Nicole)
 - Major change is
 - Inspections are done every year
 - Everyone is required to have a sign indicating who the property manager is and their contact number
 - Primary concern was unlicensed rentals
 - They are now tracking these by going on to AirBnB and VRBO websites and following up on unlicensed
 - Property contact person is required to respond within 20 min; after that the County and/or Sheriff could be notified
- <https://www.co.tillamook.or.us/gov/ComDev/ShortTermRental/STR.htm>

Election of new board members

- Terry Sullivan wants to be on the board
- Jeff Snow and Suzy are other possibilities
- The Board will vote on new members at the next meeting

Unfinished business- None

New business

- Approve Metro Access Control invoice for replacement of gates (rusted through)- done

IMPORTANT REMINDERS:

- The special assessment was due Aug 15. Standard KSMA late fees will be assessed on overdue payments. Send yours in now if you haven't already.
- Fire safety in Kiwanda Shores is paramount. Dune grass fires spread rapidly. Educate your renters about fires and firework rules. If you see fireworks on our streets (not the beach), call the Tillamook Sheriff's non-emergency number (503)815-1911 with the location.

ACTION ITEMS FOR THE BOARD:

- Post signs on the beach accesses notifying people that fireworks aren't allowed on the upper beach
- Most of the homeowners don't know that PCJWSA has locks on the water shut-offs, Homeowners need to contact PCJWSA if they need access
- A question was asked as to the frequency of doing a reserve study. We're required every 5 years, and it was done in 2018. Susan will take another look.