

KSMA Board Meeting 5/23/19 6:00 pm

Board Members

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

Absent: None

Quorum present? Yes

Others Present: None

Meeting called to order at 6:00 pm

Brian/ 2019 budget presented, approved?

Next year Brian will prepare a forecasted budget to be approved in the March board meeting. Per Brian's discussion with Coastway Construction (road maintenance/sand removal), we still have a small receivable, however it's not reflected on the Balance Sheet. The proposed budget for 2019 was reviewed, a few edits were made, and the budget was approved unanimously. Budget estimates of income/expense for the Ocean Drive paving project were added based on Option #2 voted on by homeowners (\$40k from reserves; \$60k from special assessment). The line item for Chip Seal carried over from prior years' actual costs for Sandpiper and Sea Swallow and was left as a place-holder. Susan asked about updating the reserve study for the annual meeting, and Ray agreed to update the spreadsheet for the reserve study after the contractors respond to the bids and the Board votes on the contractor/option for paving Ocean Drive. The reserve study will also reflect the prior year cost of paving Sandpiper and Sea Swallow with Chip Seal.

Paul/ Robin HOA punitive fees, plans

Blickenstaff questioned late fees assessed May 2019. Susan located the 2014 fees document, and it is now posted on the website (Covenant Violation Fine Policy). The only change to what Robin has been doing is to change the date for the 2nd late fee assessment (but this has no impact on Blickenstaff's late fees assessment). After discussion, the board unanimously agreed to maintain the current late fees policy. Susan will contact Blickenstaff with a copy of the fees assessment policy previously approved by the board in 2014 and at this meeting.

Ray/Presentation Ocean Drive: questions...

Paul raised a question about proposed grading to address drainage. Ray explained that he's mapped out where the low driveways are. Ray has also had informal conversations with the paving contractors, and wanted to make the Board aware that roads paved with chip seal would have to be stripped before re-paving with asphalt. Ray suggested that the pavement cut policy be posted to the website. The Board unanimously approved the policy as detailed by Ray. Ray sent bids to 2 contractors for 2 options (asphalt and chip seal) and the terms will be detailed in the contracts, including the amount of the up-front payment required.

Paul/ Lake SCHMIDT

Paul raised a concern about drainage on the East side since there's already an issue on the East side, which results in water pooling near his property. Ray explained that silt on the gravel road is causing a lot of the flooding issues.

Susan/ Letter to members RE Ocean Drive

Susan made some edits that everyone agreed were fine. Target follow-up dates are as follow: Ray asked for bids back by June 10th (but he'd like to give them at least a few additional days to respond). The next Board meeting will be June 20th. A notice to the homeowners is targeted to be mailed by June 26th. The due date for the special assessment is to be Aug 15th. The same late fee penalties will apply.

Paul/ RE form....on website ???

A RE broker for a prospective buyer asked Paul to complete a form with a number of questions, some of which seemed intrusive. Susan suggested we discuss protocol and our legal obligations with the attorney to obtain guidance on the scope of information to be provided to prospective buyers. We agreed that the data to be provided as a result of this discussion would be posted in the Board Members section of the website.

Paul/ Add board member?

Paul asked board members if they plan on continuing in their current roles. He is considering staying on the Board but not being President, but is unsure at this time. Brian, Linda, Ray, Susan and Jackie agreed to continue on the Board in their current roles. Paul Boyle is undecided, and Alan will be resigning at the end of this term. Alan proposed that the head of the Rules Committee be a separate role from the head of the Architectural Committee. He has spoken with one of the new year-round homeowners about heading up the Rules Committee at the end of his term. It was agreed that adding a board member would be optimal.

Linda/ Management team???

Linda has become aware that Fieldstone is the management company for both Nestucca Ridge and Shorepine. Fieldstone offers a variety of services and the company deals exclusively with HOAs. Linda proposed that all of the board members review Fieldstone's website and think about the services we might consider. She will contact one of the representatives to better understand their services and report back at the next Board meeting.

Alan/ Website addition

Everyone agreed the new website is much easier to use and access things. The annual cost is now only \$84/year as compared with approx \$500.

Alan/ No parking signage

Copies of draft signage have already been sent to the Board. The cost is approximately \$20/sign and the towing company will provide them (the cost of the posts and labor to install them was added as a line item to the 2019 budget). After discussion, it was agreed that anyone coming into the community should have to drive by at least 1 sign. Per Ray, MUTCD regulations (nationally adopted guidelines) indicate that the optimal distance between signs should be 300 feet, but some members thought that might be excessive. Alan will walk the streets with Scott to come up with a proposal for where/how many signs there will be, and the Board will vote in the next meeting.

Alan/ Towing contract

A copy of the draft contract has been sent to everyone on the Board. A few items on the contract need to be clarified. First contact, second contact needs to be understood and defined, and Alan will discuss with the towing company. It was agreed that all the Board members are to be listed as contacts. The parameters (eg how long to wait before towing a vehicle) were also discussed. After discussion, it was agreed that the first action should be for homeowners to talk to the offender(s) if possible and remind them of the policy. After which, an email with a photo detailing the license plate and the home address should be sent to the Board email. Anyone on the Board will have the authority to call the towing company, but will email the other Board members as well so that everyone will be in the loop.

Additional items: None

Next meeting to be Thursday, June 20th at 6 PM

Meeting adjourned at 8:20 pm