

KSMA Board Meeting 6/20/19 6:00 pm

Board Members

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

Absent: Brian Timm

Quorum present? Yes

Others Present: Suzy Jones, Mike Cuchiara

Meeting called to order at 6:00 pm

Review minutes from 5/23/2019 meeting

No changes or corrections to the minutes

Tillamook County short-term rental Ordinance 84, Amendment 1/ Susan

Susan noted that per County regulations, any homeowners with short-term rentals need to post a sign with the name of the Management Company and local contact. None of the board members had noticed many signs for AirBnB and VRBO properties in particular. Vacasa has signs, but it doesn't detail the local contact. It was agreed this should be a topic of discussion at the Annual Meeting in order to ensure property owners are aware of the new requirements under Ordinance 84, Amendment 1.

Paving Ocean Drive/ Susan, Alan

A few homeowners have asked about the fairness of all homeowners paying for the Ocean Drive paving. However, according to the by-laws and per discussion with our attorney, any special assessments need to be shared equally.

Board Members/ Replacing Alan Aldrich and adding a board member to head the Rules Committee/ Paul

Terry Sullivan is interested in potentially becoming a board member.

Susy Jones is also interested in being on the board.

Paving project update/ Ray

Gettis has submitted a bid for asphalt paving at \$106k. They are also offering a set rate per square foot for any property owners who would like their driveways paved at the same time.

SC Paving has withdrawn due to being overbooked. However, they recommended a paving company in Lincoln City.

Ray has spoken with the Lincoln City contractor; they will be out to Kiwanda Shores next week and will submit a bid prior to July 4th.

After receiving the 2nd bid, the Board will communicate and vote on the bids via email.

Special assessment, notification to homeowners/ Ray

Ray will talk to Robin to discuss the balance of the reserve to determine the special assessment.

After Board discussion of the amount of the special assessment, Robin will send letters to the homeowners to be received by July 15th

The August 15th due date for the special assessment will remain the same.

Quad repairs/ Mike Cuchiara

Mike to finalize a quote on the materials and labor needed to address the issues with the rotting boards in the south quads. He will discuss with Scott, and email the board for approval prior to starting work.

Mike would like to bid on the labor and he charges \$35/hour.

Susan confirmed that the south quads are zero lot structures and that KSMA is responsible for maintaining the common area per discussion with the past President and review of the deeds.

Per Suzy Jones and Paul Boyle, their deeds indicate minimal square footage outside the structure itself.

Fieldstone Management Company/ Linda

Linda spoke with a representative from Fieldstone who is the contact person for both Shorepine and Nestucca Ridge.

Both have quarterly board meetings and he (Kevin) attends them (he has a house in Manzanita).

Kevin will be in PC on July 20th and is happy to meet with anyone on the board who may be in town.

Entry fee is \$600/month but dependent upon the level of services needed.

Linda agreed to send a brief summary to the board about Fieldstone and provided a link to their website.

Additional Items: None

Next meeting to be Thursday, August 15th at 6 PM

Meeting adjourned at 7:05 pm