

KSMA Board Meeting Minutes July 19, 2021

Present: Susan Caney-Peterson, Brian Timm, Linda Aldrich, Paul Boyle, Jackie Hutchins, Jeff Snow, Ray Kimball, Doneg McDonough

Absent: Paul Schmidt

Also attending: None

Quorum met: Yes

Meeting came to order at 6:10

Discussion of fire dangers per Linda's email prior to meeting

Linda suggested a few additions to FAQs; more specific language about how to report fireworks and illegal fires to encourage community involvement

Brian suggested a fire document be posted on website

Susan also suggested we provide the Fire Notice at Annual Meeting

Brian will talk to our attorney about assessing fines and fire liability

Follow-up notes: Susan drafted a Fire Notice that the Board approved. It was posted on both gates and on the website. Copies will be part of the Annual Meeting package and will be provided to the local rental management companies.

Annual Meeting plans

Set up needed; please arrive early

Jensen side of Kiawanda Community Center will be used.

Paul S has some proxies (10)

Susan will send an email with additional proxy forms if needed

Linda asked Board's opinion of requiring masks. We agreed that masks would be requested and extra masks provided.

Linda volunteered to buy some masks to have available.

Susan will print some Rules of Liveability

Robin will prepare Financial statements for meeting

Board Members will provide Susan with a brief statement about their roles and activity during the year.

Follow-up notes: Susan suggested an idea with a focus on safety and efficiency. She spoke with KCC Director, and we may also use the outdoor area directly outside the Jensen room. Indoors, we will only have a few tables; one for all of the handouts for homeowners to pick up, and one for refreshments. There will be a few chairs that are socially distanced. The meeting will be only 15-20 minutes; the package (which includes FAQs document and Fire Notice) should answer the typical questions raised at the meeting. Any follow-up questions may be submitted via "Contact Us" link on the website.

Follow-up notes: Gov Brown re-instated a mask mandate for indoor public gatherings effective Friday, August 12th.

Road Repairs

Susan mentioned that road repair was called out in the reserve study

Discussion that the next repair/paving project needed is from the South gate west to Ocean Drive.

Board agrees to move ahead with paving quotes for possibly as early as this fall or 2022 dry season.

KSMA financial accounts

Discussion of funds in the reserve account versus money market and savings
Brian suggested leveling off the reserve account (more than sufficient for current called out repairs and maintenance per reserve study) and add some funds to interest-bearing accounts.

Financial statement review

KSMA is in a sound financial position per Brian. No anomalies or comments from the Board.

Insurance liability policies review

Current General Liability policy costs approximately \$1,250 for up to \$1M coverage
Current Directors and Officers Liability policy also has coverage up to \$1M
Brian noted that coverage for both policies could be increased for a nominal amount.

Brian will call our attorney for guidance on how much General and D&O coverage is advised if we decide to make a change for next cycle. He will also ask if we can fine for fires and fireworks and how much is suggested.

Paul B also suggested that Brian ask our insurance agent if he could speak to the Board briefly before the next Board Meeting in the fall. Everyone is comfortable with the current levels of liability insurance but we would like to review our options.

Tsunami signs/Pacific City/Woods discussions

Doneg volunteered to take the lead with PC/Woods Advisory Committee and will report back to the Board.

Follow-up notes: Some Board discussion took place via email.

Jeff suggested that QR codes be added to the signs that would direct anyone to the Tsunami Map prepared by PC/Woods, and Doneg raised that question with his contact. Jeff also noted that the proposed signage appears to direct people to subsequent signs to the south on Ocean Drive, which could be wasting precious time.

General opinion is there should be sufficient signs to be effective without being excessive.

Ray explained how his driveway abuts KSMA property and that he may consider buying a fractional share of this property.

Meeting adjourned at 7:50pm

Next meeting is Annual Meeting on Saturday, Sept 4th at Kiawanda Community Center

Susan reports on

Scotch broom cleanup – one lot left

Two emails, two voice mails, will bill them

Beach grass progress

All went well, and the grass seems to be taking hold a bit better than two years ago, the last time we planted

Our permits with the county and the state are still valid until 2023, so we are good to go for now

FAQs status – final? Okay to post to website? Yes, per Board unanimous vote.

Update on Annual meeting plans

Come at 9-9:30 to help set up

(Chairs, tables, water, muffins, handouts)

Point person to count proxy forms/attendance

Agenda items – suggestions welcome

Printing of handouts – Susan

Road repair in reserve study – timing?

Brian reports on financial status – quick overview

Paul Boyle reports on Architectural Committee business

Doneg on Directors and Officers Liability Insurance

We need (1) a quick explanation of the KSMA policy on what D&O coverage is to be in place and

(2) an explanation of what D&O coverage is in place

Website needs updated form

Contact person for tsunami response signage needed

Paul S reports on:

Scott Culp's efforts on beach grass signage

Bros and Hoes have been planting sea grass

Scott is following up with signage

Identifying the 3 areas to access the beach

Paul Gulick is working to comply with requirements for the permit

The Jensen property sale near the turn-around

Sale has now closed

Community Center to bridge now belongs to the County

County has not yet determined the use

Susan per Scott re Ocean Ave house with a political sign

Scott spoke with the owner and offered to take it down

Owner took care of it on his own

Brian is staying on as Treasurer (hooray!)

Brian asked if anyone is aware of how the County is spending the short-term rental fees (Transient LodgingTax)

He mentioned the construction taking place near Doryland Pizza (skate park, short-term parking lot at Cape Kiwanda)

Linda said she has seen detail of how the TLT is being allocated on Tillamook County website and will follow up with the Board. Also that Tillamook County spans communities from Neskowin to Manzanita.

Follow-up notes:

Linda emailed the attached link to the Board <https://www.co.tillamook.or.us/bocc/tlt-awards>

Susan also noted:

The Nestucca Valley Community Alliance did a lot of private fundraising for the parking lot I believe Doneg was referencing--the land came from Pacific Lightwave with a very cheap long-term lease and the fencing was done with a fundraiser. The skatepark design was donated and local businesses also did fundraisers.

Susan is on Scotch broom cleanup

Susan and Paul Boyle walked the community and Susan prepared a detailed spreadsheet of lots that have Scotch broom. She also sent a detailed email to the homeowners with information about the options for removal and why it's important to do so.

Annual meeting plans

Community Center has been reserved for Sept 4th by Jackie

Susan will assist Paul with President's letter

Robin would like to be sure the mailing goes out as early as possible due to delays with USPS

Jeff noted that Dory/Neptune trees need to be trimmed

Also that there are dead and fallen trees in the wetlands and near Jeff where the water goes through

Follow-up note:

The applicable Dory/Neptune trees have been trimmed or removed

Paul Schmidt's follow-up email to the Board

After considerable thought and discussions with family I'm resigning immediately as President, but would like to remain an at-large member.

A combination of my medical challenges and the preparation for the sale of our home for the last 45 years and building a new one have determined this decision.

I will be unable to attend our annual meeting and won't be available to serve until some months into 2022.

Susan has been a constant support and has stepped in to perform duties on several occasions over the last 8 months. I hope she will now step in for the rest of the current KSMA year and consider remaining after that.

Thank you, Paul!!

Meeting adjourned at 6:40

Next meeting will be Monday, July 19th at 6pm