



KSMA Fall 2024

Welcome Homeowners!



Enjoy Meeting Your Neighbors Right Now

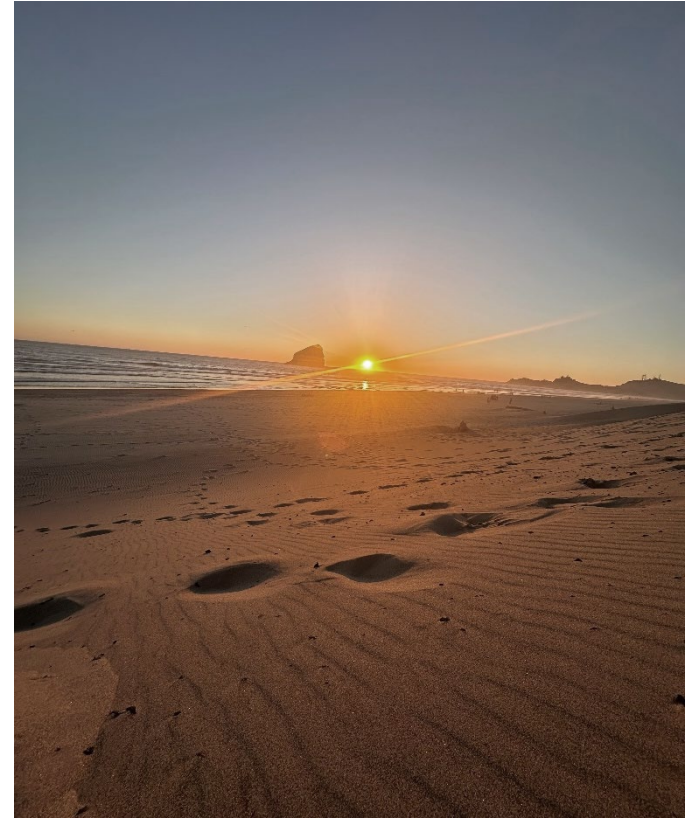


- We'll get started officially at ~10:30
- Sign in and fill out a name tag
 - Maybe add your street name
 - Be sure to supply your email if we don't have it already
- Help yourself to masks, refreshments and water
- Consider social distancing



Agenda

Fall 2024 KSMA Annual Meeting





Agenda

- Introductions – Board and Contributors
- Call for volunteers; vote on current board
- 2024 Accomplishments
- Fire and safety
- Finances, budget and expenditures
- Roads and maintenance
- Tillamook County Short-Term Rental changes
- Changing the annual meeting date – suggestions
- Q&A
- Addendum



2024 KSMA Board and Contributors

Board Member	Role
Susan Caney-Peterson	President
Doneg McDonough	Secretary
Peggy Halley	Treasurer
Paul Boyle	Architectural Committee Chair
Ray Kimball	Member-at-large
Linda Aldrich	Member-at-large
Jeff Snow	Member-at-large
Paul Schmidt	Member-at-large

Other Contributors	Role
Scott Culp	Roads & Maintenance
Paul Gulick	Beachfront Sand Permits coordination
Robin Curtin	Bookkeeper
Travis Perreira	Webmaster

Outgoing Board Member (Thank you!)	Role
Paul Boyle	ACC Chair
Linda Aldrich	Member-at-large



What We Need as a Community

- Participate as you can
 - Become a board member; we have no limit on # on board
 - Volunteer for a specific position if you like
 - The Architectural Committee needs a new Chair
 - We meet 5 times a year via Zoom; emails otherwise
- Assist the board in an ad hoc manner
 - Let us know your skillset or interests
- Fill the doggy bag dispensers; pick up trash





Vote on Current Board and New Faces

- We need to vote to officially extend the terms of the current board
 - Those who agreed to continue next year

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- Meet via Zoom every other month
- Sometimes we conduct business via email
- Contribute to your community
- Earn free prizes (jk)



- Would anyone else like to step up to serve?



2024 Accomplishments

- Appointed new treasurer: Peggy Halley, past KSMA president
- Paved Sandpiper and parts of Kiwanda Drive & South Gate
 - History: Ocean Drive in 2019; Next: maybe Sea Swallow/Neptune
- Cleared sand from right-of-way street edges
- Cleaned and repainted our gates
- Tree professional did tree trimming and removals; will be done annually
- Moved savings into a higher-yield account
- Hired a webmaster and updated website
- Dune grass pilot project a success
- Tsunami directional signs posted
- Increased interaction with Tillamook County officials including:
 - Optimization of the Kiwanda Corridor project details
 - Input into the Short-term Rental program process based on survey





Fire and Safety are always our concern

- We've trimmed dead trees and branches in the community
 - Some trees were also removed to improve visibility
- We urge you to:
 - Weed-whack a perimeter around your home
 - Remove dead branches from nearby trees
 - Consider sprinklers during construction or remodeling
 - Upgrade your siding or roof to fire-resistant types
- Ask your friends or visitors to drive with kids & animals in mind
 - It's hard to drive 15 mph unless you really try
- Follow our fire safety rules about nothing that emits flames or embers
- No wood fires or fireworks ANYWHERE in Kiwanda Shores or on the upper beach

Nestucca Rural Fire & Rescue (NRFPD) Services



Help EMS find you in an emergency:

- Reflective address sign markers
<https://www.nrfpd.com/online-forms>
- Available with (\$35) or without (\$25) the mounting hardware and post

NRFPD Contact info

- 503-392-3313
- 30710 Highway 101 S, Cloverdale OR 97112

Office hours:

- Monday - Friday 8 am - 5 pm
- Saturday - Sunday Closed
- Holidays Closed
- Email joeder@nrfpd.com



Finances: Update

- Peggy Halley, past KSMA president, has been Treasurer this year
 - She has put in lots of hours to set up accounts and other paperwork
- Robin Curtin is our paid bookkeeper and does the annual billing
 - If you have a change in address or contact info, be sure to let her know
- We have robust account balances (see following slides)
 - We haven't had any recent capital expenditures like new gates
 - We did pave Sandpiper and part of Kiwanda Drive near South Gate
 - We have moved reserve funds to a higher yield savings account
 - This was after learning that non-profits don't qualify for most business accounts
- Our annual dues are modest compared to other HOAs
 - Shorepine dues are ~\$3,000 per year
 - Nestucca Ridge is ~\$400 per year
 - Imagine paying **\$14,000 a month** in HOA dues!

A real estate listing card for a property at 781 5th Ave #613-616, New York, NY 10022. The card displays a price of \$995,000, 3 beds, 3 baths, and 1,950 sqft. It includes an estimated monthly payment of \$19,545/mo and a "Get pre-qualified" button. The listing is categorized as a "Zestimate" and a "Stock cooperative". It also shows a price of \$510/sqft, built in 1928, and a lot size of -- sqft lot. A red box highlights the HOA fee of \$14,130/mo HOA, with a blue arrow pointing from the text in the list above to this box.

\$995,000
3 beds 3 baths 1,950 sqft
781 5th Ave #613-616, New York, NY 10022

Est. \$19,545/mo ⓘ Get pre-qualified

🏠 \$-- Zestimate* 📊 Stock cooperative

📏 \$510/sqft 🛠 Built in 1928

👤 \$14,130/mo HOA 🏠 -- sqft lot

Customize



Finances: Account Balances

ASSETS	
Current Assets	
Checking/Savings	74,669
Money Market Acct	82,986
Reserve Acct	32,465
Total Checking/Savings	190,120
Accounts Receivable	
Dues Receivable	589
Total Accounts Receivable	589
Total Current Assets	190,709
TOTAL ASSETS	190,709

LIABILITIES & EQUITY	
Equity	
Opening Bal Equity*	-429
Retained Earnings	198,274
Net Income*	-7,135
Total Equity	190,708
TOTAL LIABILITIES & EQUITY	190,708

*Reflects that funds that were transferred from the Reserve Account to pay road paving



As of July 4, 2024 \$ Entries are rounded



Finances: Profit & Loss Statement

ORDINARY INCOME/EXPENSE INCOME	
Membership Dues	51,400
Penalties & Interest	600
Transmitter/Remote Sales	180
Total Income	52,180
Cost of Goods Sold	
Cost of Transmitters	91.37
Total COGS	91.37
GROSS PROFIT	52,089
EXPENSES	
Accounting	2,750
Gate	155
Landscape Maintenance	964
Road Maintenance & Paving	50,198
Total General Maintenance	51,318

EXPENSES CONT.	
General Liability Insurance	2,877
Total Legal and Professional	366
OR Corp Fees	50
Postage/Printing/Mailing	572
Misc Office Supplies	89
Post Office Box*	-100
Record Storage	420
Trash Removal	410
Utilities	288
Website	451
TOTAL EXPENSES	59,537

*Credit due to double-charging by PO

As of July 4, 2024 \$ Entries are rounded



Roads and Maintenance

Scott Culp is one of our most valued assets

- He's not officially on the board but he does a yeoman's share of work
- He coordinates work with our service vendors
 - Coastway Construction, Tillamook PUD, Iconipro and Metro Gate (gates), Bros & Hoes, etc.
- Scott is the contact for remotes (\$20) and lives in Kiwanda Shores full-time
- He manages all things maintenance and other headaches

Latest updates:

- Road visibility widening complete; community-wide tree-trimming done
- The fences need constant fixing; rails and posts are stockpiled
- The gates are in good working order thanks to routine maintenance by Metro Gate
 - We are contracted to spiff these up with cleaning, rust control and painting
- Scotch broom and Tansey ragwort are under control and being monitored
- Sand buildup is our biggest challenge, especially at the entrance points





Changing the By-laws re Annual Meeting Date

- Our by-laws currently state that we must hold the annual meeting on the Saturday of Labor Day weekend
- With more owners renting their homes and others out of state, it becomes more challenging to hold an in-person meeting that weekend
- With a lot of follow-up (thanks Doneg & Robin!) we have the needed number of homeowner votes to change the by-laws
- The board will arrive at an alternate date—suggestions?
 1. Memorial Day weekend (last Saturday of May)
 2. A non-holiday Saturday in the summer
 3. Other day/date?

Tillamook County Short-Term Rentals (STR): Update



- At present, there are 18 homeowners on the Tillamook County STR permit waitlist
- Tillamook County held 3 community meetings to get input on whether to adjust the permit cap
- Overwhelming community support was given to a proposal to remove the cap west of the Nestucca River
- Agreed that the existing STR permit cap (~23%) would be retained for east of the Nestucca River and in Woods
- The community recommendations go to the BOCC during one of the upcoming Commissioner meetings, and testimony from the public will be sought
- It may result in removal or increase in the cap for Kiwanda Shores
- It is unclear when that BOCC meeting will be

Helpful Terms

STR	Short-term Rental (under 30 days)
BOCC	Board of County Commissioners
STR Subarea	Pacific City-Woods
Ordinance 84	Existing STR rules

Helpful Dates

Moratorium	May '22 – Aug. 31, '23
Transfer & other rules adopted	July 19, 2023
Area caps adopted	Aug. 2, 2023
Subarea caps to be discussed w/ PC-Woods	3 meetings took place over spring/summer



Short-Term Rentals (STR) Issues

- Have an issue with renters at a home with an STR permit?
 - In an emergency, call 911
- If it is safe to do so, contact the guests directly
 - Remind them of our Rules for Livability
- If you can't or don't want an in-person contact, call the number listed on the home as property manager
- Vacasa has an 800 number, but the local property manager is Mason, 541-921-4529
- If that fails, call the STR NON-Emergency Complaint Hotline: 503-850-0402
- STR Online Complaint Portal: <https://secure.hostcompliance.com/tillamook-county-or/complaints/type>



Q&A

- We expect you are more than ready to leave but let's have a short Q&A period
- We do have Frequently Asked Questions posted on our website
- They cover many of the typical issues, such as garbage, parking, CC&Rs, etc.
- You can also meet individually with board members
- And you can contact us via the website





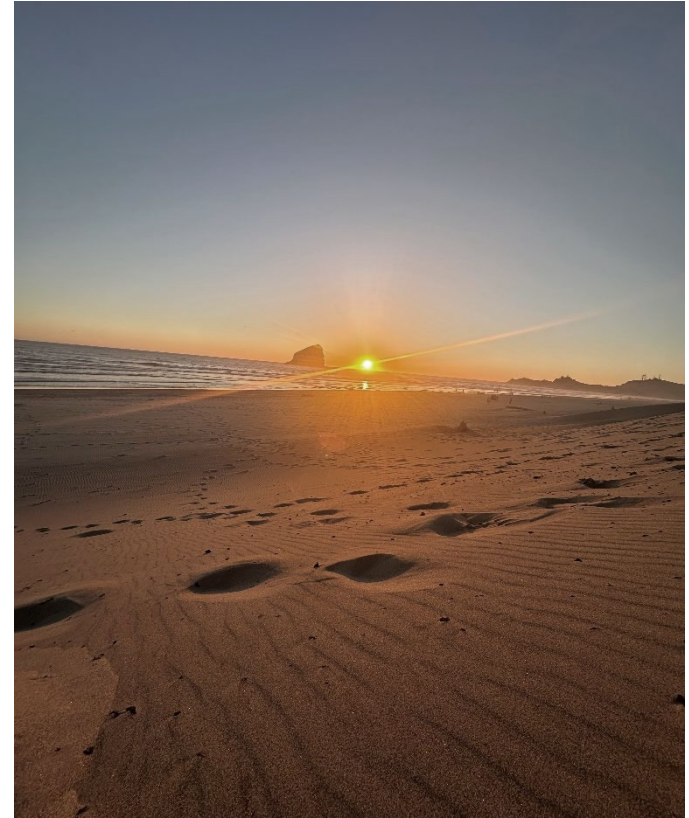
Thank you for coming!

- Your participation is part of what makes Kiwanda Shores livable
- Look for handouts if you didn't get them



Addendum

Some additional info for reference





Community Comes From You

- A sense of community in Kiwanda Shores is a living thing
- Every interaction of people contributes to it and changes it
- It's a vibe on the street; it's a feeling of welcome
- A healthy community hangs together when it can
- It's as much about the people as the buildings
- The more we enjoy our environment; the more we care for it
- The more we care for it; the more we enjoy it
- The more we see smiling faces, the happier we become

Know your neighbors. Look up when you are walking. Greet people. Help a lost dog or person. Have a block party. Pick up litter. Stock the doggy bag dispensers. Listen to the birds. Watch out for deer. Drive slowly. Start a tradition. Ask for help if you need it. Share your skills. Make an effort to connect. Take a neighbor fishing. Visit the Little Free Library. Give visitors the benefit of the doubt.

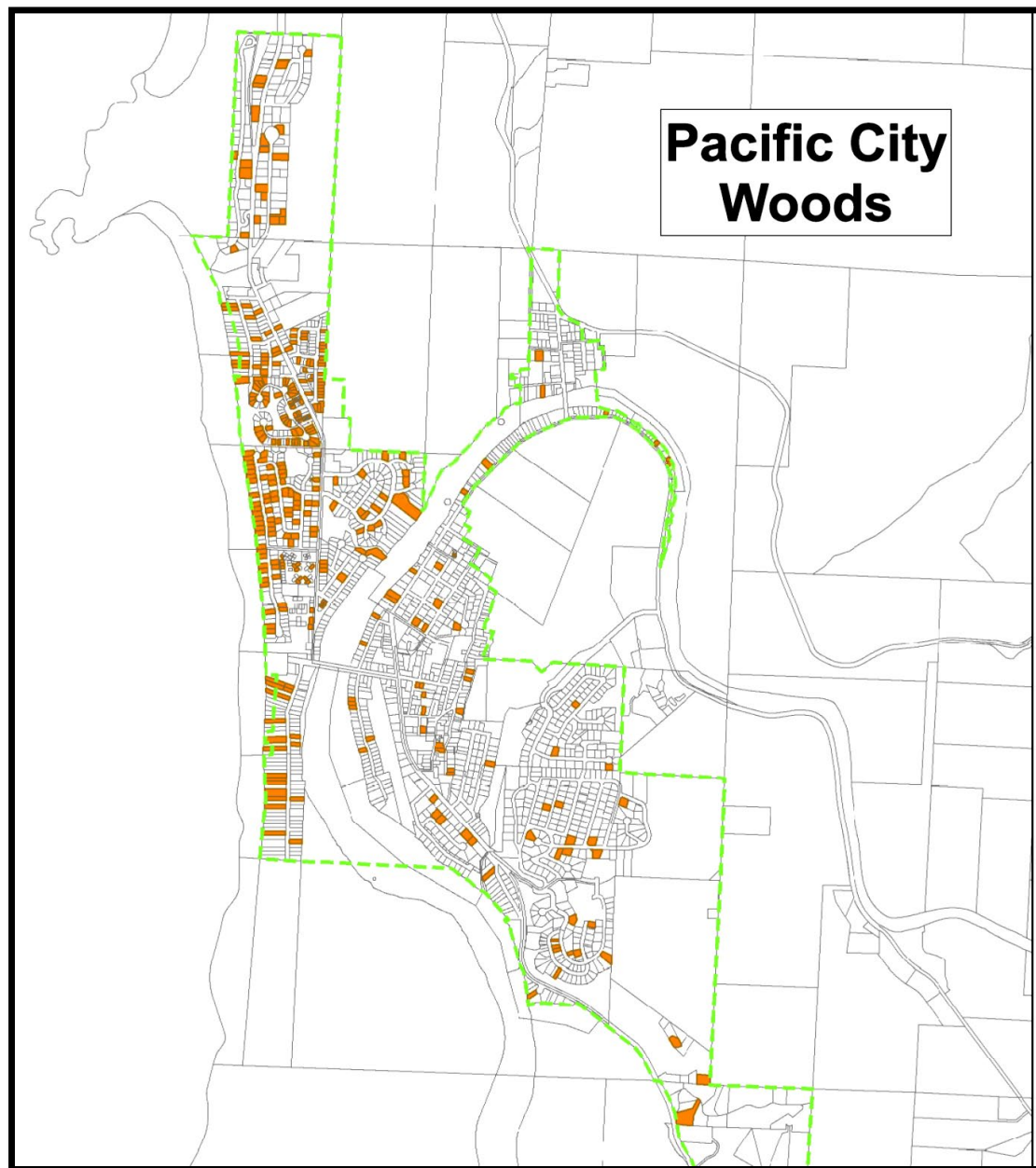


Community Safety (2024 update)

Last year a homeowner brought information to the Board regarding community safety and a patrol company called TCB

- We met with TCB principals and asked them questions
- They seemed very professional and had good answers
- The major drawback was the 20–25-minute response time
 - Their closest office is stationed in Lincoln City/County
- TCB tells us that they still have no contracts in Tillamook County
 - Unless we have an annual contract with them, they can't do spot work like July 4th
 - Individuals can contract with them individually
 - Most people tell us they prefer on-site cameras instead
 - Local sheriff response is still an issue for timely apprehension of offenders





Location of STR Permits in our Subarea

- As of 2023, as reported by Tillamook County
- 23% STRs (323 of 1,392)
- Mostly clustered along the shoreline
 - Spread from Bob Straub to boundary
- Few in Woods
- Relatively east of the river



Annual Cost of Holding an STR Permit

Annual Cost of Holding an STR Permit: Example of a 3-Bedroom Home

Base Fees:

Annual Application Fee / Renewal Fee	\$300
Inspection Fee (once every 3 years)	\$100
Annual Operators License Fee	\$600
Total Annual Base Fees	\$1,000

Additional Fees:

Supplemental Sewer Fee: Vacation Rental (\$51/month)	\$612
Weekly garbage collection (one month of service)	\$33
Total Additional Fees	\$645

Minimum Rental Fees:

Transient Lodging Tax (30 nights; 10% of revenues)	\$300
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Total Annual Costs for Holding an STR Permit **\$1,945**

Operators License Fee Calculations (Example of 3-bedroom Home)

# of bedrooms	3
Occupants per bedroom	2
Subtotal	6
Plus 2 occupants	2
Total "maximum occupancy"	8
Fee per potential occupant	\$75
Annual Operators License Fee	\$600

Minimum STR Rental Nights (annual) (Example of charging \$100 per night)

Nightly rental amount charged	\$100
Minimum rental nights	30
Total STR rent	\$3,000
Transient Lodging Tax %	10%
Transient Lodging Tax Owed	\$300

1/4 of PC-Woods Subarea permit holders rented fewer than 30 nights in the last year



Sand and Dune Grass in Kiwanda Shores

- Coastal dunes & cliffs are constantly moving, eroding & growing because of wind, waves, & tides
 - The sandy soil is vulnerable to high-energy waves, winter storms & sea level rise
- As a result, the sand naturally migrates by building up in some areas & eroding in others; the geography of the coastline plays a part
 - It is said that the shape of Cape Kiwanda contributes to the loss of beach in Neskowin by “grabbing” their sand as it migrates north
- Our stretch of the beach is unique in that most of the sand movement causes inundation (too much sand) rather than erosion (not enough sand)
- Our homes are positioned right where Mother Nature wants to have her primary dune. Just look at the natural dunes north and south of us
- The State & County regulate all sand grading activities & equipment access on the oceanfront via a lengthy permitting process
- Our past permits expired in 2023
- Drafts of our new permit applications were not accepted, & requests were made for significant changes & additional information
- Paul Gulick, with help from Ray Kimball, is working on a revised plan for approval
 - Email questions re permits to paul@gulickacres.com



Dune Grass Pilot Project

- Efforts to seed grass on the south end of the beach have largely failed
- Doneg led a new approach on the north KSMA lot in Feb. 2024 as a pilot
- Included large clumps of transplanted dune grass from Kiwanda Shores lots
- Planted upright on lower foredune (roughly 5' x 10' area)

Conditions at planting:
Feb 20, 2024





Dune Grass Pilot Project, cont.

- The project looks dead but is just in shock
- Note that this “foredune” is well below the line of sight from homes to ocean
- The sticks and signage have helped to protect the planted area

Conditions at
mid-season:
March 12, 2024:
In shock





Dune Grass Pilot Project, cont.

- Success: regrowth!
- Total expenditures: ~\$200

Current status:
July 10, 2024
Regrowth





Dune Grass and Sand

- Cautions and thoughts on grading and beach grass:
- Our primary goal is to find a way we can grade sand away from our homes
 - to both protect our homes from inundation and
 - to protect the views and access to the coastline for the benefit of the entire community
- The only way to do that legally is to be permitted
- The only way to get permits is to have a grading and planting plan that complies with the Pacific City Foredune Management Plan (PCFMP)
- We know from many years of experience that planting grasses on our stretch of the beach will be difficult if not impossible to properly establish the grasses
- We will continue to explore ways to minimize costs and improve effectiveness of the planting, as long as it complies with the PCFMP