

KSMA Board Meeting **NOTES**

7.17.23 Meeting | 6PM Pacific

In attendance:

Susan	Paul B	Ray
Brian	Jeff	
Linda	Doneg	

- **Q&A with TCB Patrol Services on safety**

- A. Interview with TCB: Mike, Matt and Jake from TCB participated.**

- What kinds of scenarios they have responded to and how they were handled
For HOA, people on property. Uniform services works to deter crime. TCB can enforce civil violations. Nuisance issues are priority for TCB.
When responding, TCB educates people they come in contact with. Can issue citations (for HOA). Private security firms have the ability to arrest in Oregon. Have made 20 arrests.
- Pacific City would be new market.
- Services offered:
 - One or two patrols
 - Response calls per night – set budget. Charge if over that number.
 - Hours of operation: 6:00 pm to 7:00 am; 7-days.
- TCB is based in Newport. TCB has some on-call contracts with some residences in Pacific City and Neskowin. TCB has a relationship with Tillamook County Sheriff. 3-year contract at County building
- Response time when not on site: Based in Lincoln City; 25 minutes to Pacific City.
- TCB is building capacity for Pacific City; goal of within 6 months. They are doing outreach to Dory Point, Nestucca Ridge, and ShorePine
- Does KSMA have option of armed or non-armed security staff?
 - Yes, if dedicated officer (100% at KSMA); no, if shared with other clients.
 - Gun is for protection of security staff.
- Any additional coordination with County given the new STR rules?
 - No, but sent info and outreach to Sarah A.
- TCB is building capacity for Pacific City; goal of within 6 months. They are doing outreach to Dory Point, Nestucca Ridge, and ShorePine
- Liability issues: TCB has insurance and names clients as named insured.
- Arrests require force?:

- Two of 20 arrests required force. Have never drawn their weapons.
- Staff have tasers and pepper spray as well. Have drawn tasers but never used.
- Security staff wear cameras
- Does TCB have experience with monitoring beach grass and fireworks?
 - Deployed 15 staff recently (July 4) for fireworks protection.
 - TCB can enforce policy within an HOA but not on the beach.
- Pricing for 4th of July weekend?
 - \$60 per hour if dedicated officer on holiday
- Interactions with homeless individuals? What if someone (who may be homeless) walks through HOA?
 - Do a field interview.
 - Ask the person to move along.
 - If non-compliant, could arrest and detain until Sheriff arrives.

B. KSMA post-TCB interview discussion

- Paul B interested in letting things evolve over next 12 months.
- Brian interested in how TCB might interact with County STR regs and TCB might be beneficial for 4th of July (for a day or two).
- Susan proposed that KSMA pursue having a TCB patrol for 4th of July and inform owners at the KSMA annual meeting.
- Jeff suggested that TCB also monitor for fires on the upper beach.
- **AGREED** to proposal.

● **Finances (Brian)**

A. KSMA Savings

- \$200,000 in savings (currently generating 0.25% in interest)
- He and Susan are looking at securing CDs. Difficulty with need for in-person interaction with financial institutions. Also, organizational status of KSMA is not typical.
- Susan identified a credit union that might work. She sent them KSMA documents.
- There is a need to add Susan to the current KSMA bank accounts.

B. KSMA Financials

- Balance Sheet balance of \$193,379
- Brian will work with Robin and Susan on docs we will provide at annual meeting.
- Jeff asked if all the insurance is in place. Brian responded that the insurance continues to be in place, although premiums went up at the last renewal.
- Annual meeting presentation on financials: Paul B offered to give the presentation because Brian cannot attend. Linda volunteered if needed.

- **Webmaster Update (Susan)**
 - Still looking for options. No leads right now.
 - Brian suggested that at the annual meeting we ask owners for leads.

- **Letter to KSMA Owners Prior to Annual Meeting (Susan)**
 - Annual meeting letter will be sent via both mail and email (first time) to owners, as we transition to primarily email communications. Email list has been compiled, although some owners have not provided current emails. Missing email addresses will be requested in the mailing to owners.

- **Short-Term Rental (STR) Developments (Doneg)**
 - Reviewed that Board of County Commissioners are expected to enact new set of STR regulations on July 19. Also, vote is expected in August on enactment of caps on the percentage of STR permits allowed per “STR Subarea” (such as Pacific City – Woods). The cap for PC-Woods likely to be 24% (which is one percentage point higher than the current level of issued STR permits for PC-Woods.) Moratorium on issuing new STR permits is expected to continue through August 31, 2023.
 - After enactment of caps, County staff are proposing to negotiate with individual STR Subareas to set revised caps for each interested STR Subarea (or for local communities within STR Subareas, like Kiwanda Shores) which can be lower or higher. County staff announced they will begin negotiations with Neahkahnie and Neskowin STR Subareas.
 - Doneg proposed that KSMA communicate with the County that KSMA would like to be in the early group of communities to discuss revised STR permit caps (for KSMA and/or PC-Woods). Paul B. suggested that we wait until the discussions are completed with the first two STR Subareas. Doneg revised his proposal for KSMA to inform the County of KSMA’s interest in having discussions with the County and, once the County completes negotiations with the first two communities, to have the negotiations between the County and KSMA within the first year of the STR permit caps. **AGREED** to revised proposal.

- **Scope of Discussion at Annual Meeting (Susan)**
 - Susan stated that she is planning to include time for Q&As at the annual meeting as well as provide handouts.

- **Road Construction (Ray)**

- Scott is/will coordinate road work (with Coastways Construction). Shoulder work is already underway. But, Scott needs back-up on coordinating this work.
 - There is a need to take some trees down, but waiting for now.
 - Preventive maintenance will be performed on gates.
 - Doneg mentioned that the stolen tsunami sign on the gate will be replaced soon and the non-profit will use a new type of fasteners to secure it.
- **Preparations for Annual Meeting (Susan)**
 - Susan asked for volunteers to assist with the annual meeting. Paul B will bring water, and Susan will bring muffins. Doneg will assist Susan with distributing the meeting notice and fielding proxies that are returned. Doneg and Paul volunteered to help set-up on the day of meeting, and other board members are welcome to assist as well.
 - Receive approval to allow the annual meeting date to be changed: This will be an agenda item in order to better align the meeting date with availability of KSMA board members and owners. This requires a change in the Bylaws (which can be done via mail/email if not at the annual meeting).
- **Approval of KSMA Meeting Notes (Doneg)**
 - Doneg asked for approval of the meeting notes from prior meetings. Minutes were **APPROVED**.
 - Board members are ok with the current level of detail in minutes.
- **New Business**
 - Jeff: Asked what is happening with grass planting. Doneg stated that grass planting might not happen this year because of the reduced level of sand on the beachfront hillside (which also creates a lower ledge) on which the grass has been planted. Paul Gulick is continuing to coordinate owners on this.
- **KSMA Board Membership**
 - Jackie Hutchins may withdraw from KSMA Board.
 - Linda resigned as Secretary but will remain on the Board. **APPROVED**.
 - Doneg was nominated as Secretary. **APPROVED**.
 - On July 25, Brian Timm notified the KSMA Board of his intention to resign as KSMA Treasurer. Peggy Halley was nominated to be KSMA Treasurer, and on July 27, the nomination of Peggy Halley as Treasurer was unanimously **APPROVED** by the KSMA board.
 - Paul B stated that he would like terms (# of years/board member) formalized.

- **Next KSMA Board Meeting** (post annual meeting)
 - Next KSMA board meeting scheduled for November 6th at 6:00 pm. **AGREED.**
 - A Zoom meeting notice will be circulated.