

Kiwanda Shores Maintenance Association Board Meeting Minutes

May 7, 2018

Present: Susan Caney-Peterson, Jackie Hutchins, Ray Kimball, Paul Schmidt

Agenda items:

1. Scotch broom

One lot was particularly bad. After no response from owners, they paid against the work commissioned by KSMA. Susan will contact others again; about 3 took care of it; more work to be done.

2. Financials

Paul sent the board documents outlining our balance, budget, accounts receivable and the P&L. Re: aging accounts - Paul will check on the largest overdue + foreclosures (automatically recouped?). 4 owners owe more than \$500, which is when we threaten to put a lien on property

We discussed transferring more funds to the reserve account - proposed amount \$5K. We did not have a quorum so this decision has been postponed.

3. Sand removal

KSBC update attached with Paul's email - It looks like planting of entire beach will be needed to get approval. As a point of reference, look to the plantings below the Headlands/Pelican pub area. His attached photo shows a large area "fenced off," which will be problematic with kids and dogs, getting to the wet sand, etc.

4. Houses for sale – Paul noticed that more signs are up; turnover

5. Remodeling and construction - Happening on the south end of Ocean Dr.; another house is being torn apart but doesn't affect profile; they did go through the permit process

6. Regrade Ocean Drive - Paul will check with Scott on planned timing; routine after winter

7. Kiwanda Coastal Properties parking – They increased this for Kiwanda Shores renters with trailers because it is not allowed on our property.

8. Gate maintenance – The batteries were replaced; other maintenance done after winter

9. Exterior improvement form (and info on website) doesn't say where to send it to - Paul will try to contact Erik (Alan is gone); if not, we can handle the current request (Susan & Paul) for the owners wanting to expand their decks. We agree this shouldn't be a lengthy turnaround for owners to encourage them to follow the process. Ray notes that building codes apply to deck expansions; do they meet code requirements is major question.

10. Paving Ocean Drive - 2400 ft. road – 24 ft wide - Budget between ~\$90-100K for asphalt paving - 30 years lifetime; would need to push funds into reserve in order to do this. This compares to the cost of annual grading and costs of replenishing fine rock. No quorum today; address in next meeting regarding reserve funds. Expenditure would need to be approval by membership at an annual meeting. Ray: start considering rest of roads because of upkeep needed for chipseal ones.

11. Annual meeting - Sept. 1st - Jackie will book church; Paul to write letter; Robin to send out

12. Next Board Meeting: Tuesday, July 17th - Susan to send out notice