

## Minutes

### Meeting of the Board of Directors of the Kiwanda Shores Maintenance Association

March 10, 2025, 6:00 pm PT



#### FOLLOW-UP TASKS

- **The next meeting of the KSMA Board was scheduled for May 5, 2025.**
  - **Doneg will widen the fenced off area around the dune grass pilot project.**
  - **The capital budget was approved.**
  - **Zoom meeting invite for the 2025 annual meeting will be created (Doneg) and circulated to KSMA membership (Susan).**
  - **Jeff will have a follow-up discussion with owner of two quad properties.**
- KSMA board members in attendance:
  - Susan                      Peggy
  - Doneg                      Jeff
- Approval of minutes from January 13, 2025, KSMA board meeting (Doneg)
  - **The minutes for the January 13, 2025, KSMA board meeting were approved.**
  - [NOTE: Correction to January 13, 2025, board meeting notes to indicate that the agreed upon date for the KSMA annual meeting will be the first Saturday in June (not the third Saturday in May).]
- Annual meeting
  - Board confirmed the scheduling of the 2025 KSMA annual meeting for June 7, 2025 at the Kiawanda Community Center.
  - Board established the first Saturday in June as the date of the KSMA annual meeting.
  - **A Zoom meeting invite for the 2025 annual meeting will be created (Doneg) and circulated to KSMA membership (Susan).**
- Towing
  - Efforts to identify a designated towing company for Kiwanda Shores have not been successful.
  - **It was agreed to leave the current towing signs posted.**
- Beach-front management (Susan)
  - The KSMA beachfront lot was impassable to the beach due to recent storms. Directional sign to the beach was damaged.
  - Post storm, Coastway Construction cleared the street / shoulders of sand slightly wider than usual in order to enable rainfall to soak into the ground at the shoulders of the street rather than travel to the low-point in the street and flood some driveways.
- Dune grass pilot project (Doneg)
  - The dune grass pilot survived the recent storms.
  - **Doneg will widen the fenced off area around the dune grass pilot project.**
- Mailing of assessments
  - The annual membership assessments were mailed.

- The new email system set-up by Travis and Susan is working well.
- Robin will be out of town for the next two weeks.
- Financials (Peggy)
  - KSMA balance sheet as of March 3, 2025, shows \$216,000 in net current assets.
  - Checking account has a balance of approximately \$27,000.
  - The Reserve Fund (\$50,000) and other KSMA savings (\$103,000) are invested in a high yield savings account.
  - Capital budget is currently \$75,690. A total of \$153,531 remain available for possible use on capital expenditures.
  - Some items currently listed in the capital budget will be shifted to the operating budget if the item is not a long-term capital improvement.
  - **The capital budget was approved (including the movement of some projected expenditures into the operating budget.)**
- Architectural Control Committee report (Jeff)
  - The ACC has processed some typical requests (e.g., roof replacement).
  - Previously, ACC sent a list of deficiencies to the owner of two properties in the quads in response to a request for approval of new construction.
    - No new activity in the quads since end of January.
    - Board discussed options for addressing potential development on KSMA property that surrounds the KS owner's land. If the KSMA-owned land were sold to the owner of the neighboring property, an appraisal would be required to determine market value. But because of the provision in the KSMA Declarations requiring a vote receiving an 80% approval of all membership in order to sell KSMA-owned land, sale of the property seemed not a likely approach.
  - **Owner has requested a meeting with Jeff to discuss driveway options.**
- Webmaster Update (Susan)
  - Domain renewal will cost \$25 per year. **Approved.**
  - Hosting of website: \$179.40. **Approved.**
  - Search engine: \$379 per year. **It was agreed to defer to Travis to select the search engine approach that is the most functional and cost-effective.**
- Next meeting of the Board of KSMA
  - **The next meeting of the KSMA Board was scheduled for May 5, 2025.**