

Minutes

Meeting of the Board of Directors of the Kiwanda Shores Maintenance Association (KSMA)



May 5, 2025, 6:00 pm PT

FOLLOW-UP TASKS

- The next meeting of the KSMA Board will be the annual meeting on June 7, 2025.
 - Zach P will send a dune hazard report to Jeff, and Jeff will circulate to the KSMA board.
 - Doneg will make copies of the PowerPoint presentation prepared by Susan for distribution at the annual meeting.
 - Susan will check with KSMA's attorney (Adam Springer) and Zach will checking with his attorney regarding the potential of KSMA issuing of an easement involving the quads area.
- KSMA board members in attendance:

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| Susan | Jeff | Peggy |
| Doneg | Ray | Paul S |
 - Minutes from the March 10, 2025, KSMA board meeting are not yet available for review and approval. Doneg to complete and circulate minutes.
 - Annual meeting
 - **KSMA annual meeting to be held at 10:00, on June 7, 2025, at the Kiawanda Community Center.**
(Note: Board previously established the first Saturday in June as the date of the KSMA annual meeting.)
 - Susan may not be able to attend the annual meeting; Doneg will chair the meeting in Susan's absence.
 - **Doneg will make copies of the PowerPoint presentation prepared by Susan for distribution at the annual meeting.**
 - Susan suggested that name tags be provided to attendees. Homeowners are encouraged to include their street name on their name tag to facilitate interaction among attendees.
 - The meeting will be broadcast on Zoom for those not in-person; the link to the Zoom meeting invite has been circulated to KSMA homeowners.
 - A sufficient number of proxies already have been received to achieve a quorum for the meeting.
 - ACC: Application for new home construction in quads
 - Zach Parrish joined the meeting to participate in this section
 - 1st issue: Potential flooding on to neighboring properties from rain runoff
 - The area of the old French drain was recently re-dug and functions to capture run-off
 - Owner to grade the property, as part of new home construction, to direct water to the N-E corner of the lot. A revised site plan will be developed.
 - Zach had previously prepared a dune hazard report; **Zach will send dune hazard report to Jeff and Jeff will circulate to the KSMA board.**
 - 2nd issue: Driveway crossing KSMA property
This is a continuation of the board discussion of how to address a homeowner paving a driveway over KSMA-owned property. (In quads, owners hold ownership of just the land under the home and not the surrounding area.)

- The driveways would be available to everyone for parking, etc., as this area is common property
 - Option A: Establish an easement allowing use by homeowner
 - Susan is checking with KSMA’s attorney (Adam Springer) and Zach is checking with his attorney.
 - Option B: Zach builds parking stalls; KSMA assigns them to Zach.
- Website (Susan)
 - Travis has updated the KSMA website, including a new logo.
 - The Contact Us page form is working well, as is the proxy form link.
 - The search functionality on the KSMA Website has been upgraded.
 - KSMA is using MailChimp for the KSMA email list is maintained by Robin.
 - An email was sent to KSMA membership using Mail Chimp with a link to the proxy statement for the annual meeting.
 - Tree trimming and removal; stump grinding.
 - Tree trimming and removal will be conducted by James Silkwood and his team. Susan received a bid for his work.
 - James Silkwood surveyed the trees last year, indicating which trees needed to be removed.
 - This year we had James Silkwood remove all scotch broom along with the tree trimming to reduce spreading from any uncleared lots.
 - Around the south gate of Kiwanda Shores, some of the Shore Pine trees are dying. As many as 19-24 trees may need to be removed. There may be some type of poison in the soil.
 - The cost of stump grinding was estimated to be \$4,200. To lower the costs, Ray suggested that the trees be cut-off as low as possible to the ground but – except for stumps that might cause a tripping hazard – not removed from the property.
 - Homeowners can contact James Silkwood for an estimate of the cost of trimming and removing trees on their property, if needed.
 - Annual dumpster placement
 - Over the Memorial Day extended weekend, a large dumpster will be placed close to / in front of Susan’s house on Sea Swallow Lane. Homeowners can use the dumpster for yard debris, especially Scotch Broom and dead branches.
 - Short-term rentals (STRs)
 - Paul S commented that the elimination of the cap on short-term rentals (reverting back to the prior County policy) is working to enable Kiwanda Shores homeowners to receive an STR permit.
 - The elimination of the STR cap is resulting in some Kiwanda Shores homeowners being able to keep their beach property within their families.
 - Paul S stated that the work of the KSMA was key to achieving these results.