

Minutes

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



June 11, 2025, 6:00 pm PT

FOLLOW-UP TASKS

- Susan will prepare an email (with associated attachments) to send to KSMA homeowners in order to update them on the Astound option and the status of KSMA's review.
 - Once received from Astound, Astound's Right of Agreement template will be shared with the KSMA's attorney for review and guidance to the KSMA board.
- KSMA board members in attendance:
 - Susan Kaye Peggy
 - Doneg Ray
- Participants: Rich and Derek, Astound representatives (joined at 6:21 pm)
- Prior to the meeting, Doneg circulated a PowerPoint presentation prepared by Astound representatives, with the document addressing the series of questions posed by KSMA.
- Susan recommended that this meeting be focused on installation-related issues pertaining to Astound's cable internet services. In the future, if the Astound internet option is established, homeowners will be able to compare Astound to other providers.
- Peggy asked if the KSMA board intends to communicate with Kiwanda Shores homeowners on this topic. Susan indicated that she will prepare an email to be sent to Kiwanda Shores homeowners containing: Astound Power Point presentation answering KSMA questions; published rates (current); and summary of pros and cons of authorizing installation of Astound's service, or not authorizing. Contact information for Astound representatives will be included in the email to KSMA members.
- The Astound representatives indicated that Astound, if authorized, will research locations of existing underground utilities. A map of the recommended routing of the cable installation will be provided to KSMA by Astound. Stakes will also be placed in the recommended locations. KSMA / homeowners will have the opportunity to suggest alternative locations of the cable pedestals and/or vaults that will be installed on each side of Kiwanda Shores streets.
- The primary mode of installation will be sub-surface boring. If available and appropriate, Astound may use the existing piping to install the Astound cable. There may be a need to cut 2 inch - 4 inch "pot holes" in paved surfaces to confirm locations of utilities, etc.
- The timing of installation, if authorized, is somewhat uncertain. In general, installation can occur over the next 4 to 8 weeks. Actual on-site installation in Kiwanda Shores would likely last two weeks. This installation will not impact access to homes or traffic within the community.

- Astound representatives indicated that Right of Entry Agreements (REA) are typically executed between Astound and an HOA. (A copy of the Astound REA template will be provided by Astound for review and potential modification.) Some components in the REA might be: (1) Astound will commit to fix anything damaged during installation that was caused by Astound; (2) Astound will maintain the equipment; and (3) other carriers may be allowed to use the Astound-installed piping.
- Asked how long, once in community, it will take for Kiwanda Shores owners to sign-up and get service, the Astound rep. estimated between 10 and 12 weeks. Astound is able to install cable in Kiwanda Shores in the near term or wait until later, such as Fall 2025.
- Ray provided the following assessment of the Astound option: “As many of you know, Spectrum is prone to outages, has slow speeds, and is running on 40 year old infrastructure. The copper wire that Spectrum has in the ground will not be able to provide internet service to meet the demand. Allowing Astound to install fiber optic communications in our community is a large step in upgrading the communications infrastructure in our neighborhood and we will benefit from it for decades to come. It also comes at no cost to KSMA. From this prospective, I think it would be a disservice to our community to deny Astound the opportunity to install the fiber. Having options for service benefits all of us as a whole and increases the value of our homes. For these reasons, I would propose that we vote to allow Astound to install fiber optic communications in our subdivision.
- Other board members commented that not only does authorizing the installation have benefits, if Astound were not authorized to install cable throughout Kiwanda Shores, those homeowners wanting to contract with Astound may not have an option to do so. Astound indicated that it is not cost-effective to Astound to supply cable to a limited number of properties.
- A vote was taken among KSMA board members on whether to move forward with authorizing installation of Astound’s service in Kiwanda Shores. All participating board members supported authorizing Astound’s installation. Also, Susan surveyed the KSMA board members to determine whether there is a preference to move forward now with installation or postpone until after the summer season. Although one member preferred to wait until the Fall, the majority’s preference was to move forward with installation now (assuming execution of an agreement between Astound and KSMA, as appropriate.)
- Once received from Astound, the Right of Entry Agreement template will be shared with the KSMA’s attorney for review and guidance to the KSMA board.