

## Minutes

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



February 9, 2026, 6:00 p.m. PT

#### FOLLOW-UP TASKS

- **Board meeting minutes will be prepared and circulated for board review. (Doneg)**
  - **Next meeting of the Board is scheduled for April 13, 2026 at 6:00 p.m. PT. (Susan will prepare agenda; Doneg will circulate Zoom invite.)**
  - **Prior to approving the 2026 Budget, Board members will be given more time to review, and a vote will be taken on approval of the budget at the next Board meeting.**
  - **Peggy will research the option for moving additional funds into higher-yield savings accounts.**
  - **Susan and Peggy will reach out to potential apprentice for Scott.**
  - **The 2026 annual letter to homeowners will be sent out.**
  - **Doneg and Susan will identify an alternative location for the south gate tsunami evacuation directional sign.**
- KSMA board members in attendance:
    - Susan                      Jeff                      Peggy
    - Kaye                      Doneg
- Minutes from the December 8, 2025 Board meeting were approved by the Board.
  - Financial Review (Peggy)
    - 2026 Budget
      - Revised KSMA financial statements were prepared and circulated before the meeting by Peggy.
      - For the 2026 budget, the “KSMA lot maintenance” line item was increased by \$3,500 in case the Board approves funding for the Ocean Drive front-row County – State permit application.
      - Funding KSMA Website maintenance was reduced to \$1,000 (based on 2025 expenditure levels).
      - Postage budget was reduced to \$1,000.
      - Fence repair budget has been increased.
      - Overall, the Income and Expense Statement indicates a projected \$523 net income.
      - Prior to approving the 2026 Budget, Board members will be given more time to review, and a vote will be taken on approval of the budget at the next Board meeting.
    - Current account balances
      - Business checking account: \$ 17,754
      - Money market account (Wells Fargo): \$ 50,005
      - First Foundation: \$ 27,801
      - Peggy will continue to investigate options for moving KSMA funds (savings) into higher interest-bearing accounts.
  - Past Due Accounts (Susan)
    - 3 homeowner accounts are past due; collection procedures are underway.
  - Architectural Control Committee (Jeff)

- No new new-construction applications received.
- Three homes continue under construction (Kiwanda Drive and Ocean Drive).
- A homeowner's request to install a new fence at then end of Dory Drive was received. A number of Board members are concerned about a request to add fencing in Kiwanda Shores.
- Feral Cats (Susan)
  - Susan sent letter to homeowner; owner responded via email. Homeowner indicated that they have been expending approximately \$100 per month to feed the cats so they don't go hungry.
  - Progress has been made to secure the services of the PAWS organization in order to spay feral cats; PAWS pays veterinarians to conduct the procedures; initial activity is scheduled to begin on 2/28/2026.
  - Board considered making a donation to PAWS. Kaye offered to talk with PAWS about a potential donation from KSMA.
- Dune Grass Pilot Project (Doneg)
  - The area around the existing dune grass pilot project has been prepared for the next planting.
  - The date of transplanting the dune grass has not been set, but given we are in the wet months, it is hoped that additional planting will occur fairly soon.
  - The goal of the continued planting is to increase the stability of the foredune in a way that also retains access to the beach, fosters a gentle slope from the upper beach to the lower beach, and does not negatively impact homeowner views.
  - A homeowner on Ocean Drive has offered the dune grass on her property for use in the dune grass pilot project.
- Road Maintenance (Susan)
  - Scott continues to be experiencing health issues.
  - Fence damage and deterioration continues to need attention.
  - Susan discussed timing of next sand clearing activity on Ocean Drive and other streets. It was decided to wait until later in the year (Spring) in order to limit number of clearings.
- North Gate
  - The light needs repairing on the north gate. Folks are trying to determine where the electricity source is.
  - There may be a need to upgrade the electrical box.
- Annual Letter (Susan)
  - The annual letter to KS homeowners is ready to be sent out. The letter will be sent with the membership billing. Mailing is scheduled for March 1.
  - The annual letter also will be distributed via email.
- Annual Meeting
  - The Community Center increased the rental fee from \$45 to \$145.
  - Board members are encouraged to arrive by 9:30 am to assist with set-up for the meeting.
  - Doneg will check to see if Zan will be able to staff the Zoom room to facilitate online participation.
- Apprentice to Work with Scott (Susan and Peggy)

- Linda is helping prepare gate remote controls for sale to KS homeowners. Linda suggested that KSMA might want to formalize the process of buying/selling/reimbursing for remotes by Scott (or others). Susan will check into this.
- Peggy spoke with a homeowner on Dory Drive that may be willing to volunteer to serve as an apprentice to Scott to maintain the Kiwanda Shores grounds. Peggy will coordinate with Susan on further outreach to him.
- Tsunami Signage at South Gate (Doneg)
  - Doneg suggested that the tsunami sign that is on the pedestrian gate at the south gate be relocated. When the gate is open, the arrow points back into Kiwanda Shores rather than to the Nestucca Ridge Road evacuation route.
  - Doneg will work with Susan to identify an alternative location.
- Next KSMA Board Meeting (Susan)
  - The next KSMA Board meeting is scheduled for April 13, 6:00 pm.