

Enjoy Meeting Your Neighbors Right Now

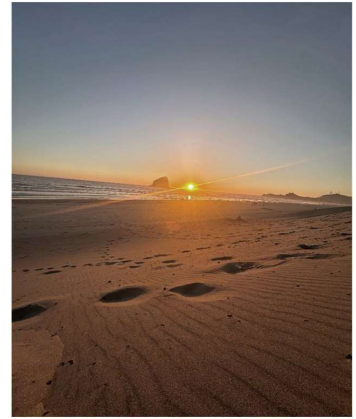
- We'll get started officially at ~10:30
- Sign in and fill out a name tag
 - Maybe add your street name
 - Be sure to supply your email if we don't have it already
- Help yourself to refreshments and water
- Note that annual meeting will now always be
 - The first Saturday in June





Agenda

Spring 2025 KSMA Annual Meeting



Agenda

- Introductions – Board and Contributors
- Call for volunteers; vote on current board
- Internet cabling (Astound)
- 2024-25 Accomplishments; 9 months worth
- A look at our new website; same URL
- Fire and safety
- Finances, budget and expenditures
- Roads and maintenance | Road paving
- Tillamook County Short-Term Rental changes
- Q&A
- Addendum



2024-5 KSMA Board and Contributors

| Board Member | Role | Other Contributors | Role |
|----------------------|-------------------------------|--------------------|---|
| Susan Caney-Peterson | President | Scott Culp | Roads & Maintenance |
| Doneg McDonough | Secretary | Paul Gulick | Beachfront Sand Permits coordination (outgoing) |
| Peggy Halley | Treasurer | Robin Curtin | Bookkeeper |
| Jeff Snow | Architectural Committee Chair | Travis Perreira | Webmaster |
| Ray Kimball | Member-at-large | | |
| Paul Schmidt | Member-at-large | | |

What We Need as a Community



- Participate as you can
 - Become a board member; we have no limit on board #s
 - Volunteer for a specific position if you like
 - We need a new dune management coordinator
 - We need Architecture Committee members
 - We meet 5 times a year via Zoom; emails otherwise
- Assist the board in an ad hoc manner
 - Let us know your skillset or interests
- Fill the doggy bag dispensers; pick up trash



Vote on Current Board and New Faces

- We need to vote to officially extend the terms of the current board
 - Those who agreed to continue next year are listed below

| Board Member | Role |
|----------------------|--------------------|
| Susan Caney-Peterson | President |
| Doneg McDonough | Secretary |
| Peggy Halley | Treasurer |
| Ray Kimball | Member-at-large |
| Jeff Snow | Architecture Chair |
| Paul Schmidt | Member-at-large |

- Easy
 - We meet via Zoom every other month
 - Sometimes we conduct business via email
- Benefits
 - Contribute to your community
 - Earn free prizes (jk)



- Would anyone else like to step up to serve?



Internet Cabling

- Astound is in the process of building Fiber To The Home (FTTH) in Pacific City
- Options for Kiwanda Shores



2024-5 Accomplishments

- New annual meeting date change approved and decided on
- New website hosting and improved design live
 - Now mobile-friendly; form-friendly; better search incl. within PDFs
 - Webmaster Travis also helps with periodic emails
- Annual Tree professional tree trimming and removals
- Wetland bridge repaired—now sturdier with lighting
- Various sign replacements; kiosk repairs; new doggy dispensers
- Paving project completion by May 27-29th, weather permitting
- Architectural reviews for new construction
- Expanded dune grass pilot project
- Created separate capital expenditures budget
- Memorial Day weekend debris cleanup
 - Scotch broom and dead limbs



New and improved website

<https://www.kiwandashores.org/>

Search now works within our many PDFs

These two pages are password protected

Urgent Reminder

Fire Rules and Remediation Flyer

Quick Menu

- Governance
- Rules
- FAQs
- Contact Us
- Website Accessibility
- Sitemap
- Board Of Directors

Fire and Safety are always our concern

- We continue to trim dead trees and branches in the community
 - Some trees were also removed to improve visibility
- We urge you to:
 - Weed-whack a perimeter around your home
 - Remove dead branches from nearby trees
 - Consider sprinklers during construction or remodeling
 - Upgrade your siding or roof to fire-resistant types
- Ask your friends or visitors to drive with kids & animals in mind
 - It's hard to drive 15 mph unless you really try
- Follow our fire safety rules about nothing that emits flames or embers
- No outside wood fires or fireworks ANYWHERE in Kiwanda Shores or on the upper beach



Nestucca Rural Fire & Rescue (NRFPD) Services

Help EMS find you in an emergency:

- Reflective address sign markers
<https://www.nrfpd.com/online-forms>
- Available with (\$35) or without (\$25) the mounting hardware and post

NRFPD Contact info

- 503-392-3313
- 30710 Highway 101 S, Cloverdale OR 97112
- Office hours:
 - Monday - Friday 8 am - 5 pm
 - Saturday - Sunday Closed
 - Holidays Closed
 - Email joeder@nrfpd.com



Finances: Update

- Peggy Halley, a past KSMA president, is our Treasurer
 - She has put in lots of hours to set up accounts and other paperwork
 - She pays bills that are not on autopay and works with Robin on finances
- Robin Curtin is our paid bookkeeper and does the annual billing
 - She tracks our income and expenditures to prepare financial reports
 - If you have a change in address or contact info, be sure to let Robin know
- We have robust account balances (see following slides)
 - We haven't had any recent capital expenditures like new gates
 - Paving the last portion of roads (Sea Swallow & Neptune)
 - Our reserve funds are now in a higher-yield savings account
- Our annual dues are modest compared to other HOAs
- Your money is in good hands
- We work to avoid unnecessary assessments



Finances: Account Balances

| ASSETS | | LIABILITIES & EQUITY | |
|-------------------------------|---------------|---------------------------------------|---------------|
| Current Assets | | Equity | |
| Checking/Savings | 36540 | Opening Bal Equity* | -429 |
| Money Market Acct | 50002 | Retained Earnings | 165795 |
| Reserve Acct | 104577 | Net Income* | 35680 |
| Total Checking/Savings | 191119 | Total Equity | 200230 |
| Accounts Receivable | | TOTAL LIABILITIES & EQUITY | 200230 |
| Dues Receivable | 9111 | | |
| Total Accounts Receivable | 9111 | | |
| Total Current Assets | 200230 | | |
| TOTAL ASSETS | 200230 | | |



* As of April 23, 2025 Entries are rounded



Finances: Profit & Loss Statement

| ORDINARY INCOME/EXPENSE INCOME | |
|--------------------------------|--------|
| Membership Dues | 51,400 |
| Penalties & Interest | 1188 |
| Transmitter/Remote Sales | |
| Total Income | 52,666 |
| Cost of Goods Sold | |
| Cost of Transmitters | |
| Total COGS | |
| GROSS PROFIT | 52,666 |
| EXPENSES | |
| Accounting | 1250 |
| Gate | 451 |
| Landscape Maintenance | 3115 |
| Road Maintenance & Paving | 7914 |
| Total General Maintenance | 11,480 |

| EXPENSES CONT. | |
|------------------------------|--------|
| General Liability Insurance | 3456 |
| Total Legal and Professional | |
| OR Corp Fees | 50 |
| Postage/Printing/Mailing | 603 |
| Misc Office Supplies | |
| Post Office Box | 120 |
| Record Storage | 228 |
| Trash Removal | |
| Utilities | 156 |
| Website | 610 |
| TOTAL EXPENSES | 34,616 |

As of April 23, 2025 \$ Entries are rounded



Roads and Maintenance

Scott Culp is one of our most valued assets

- He's not officially on the board but he does a yeoman's share of work
- He coordinates work with our service vendors
 - Coastway Construction, Tillamook PUD, Iconipro and Metro Gate (gates), Bros & Hoes, etc.
- Scott is the contact for remotes (\$20) and lives in Kiwanda Shores full-time
- He manages all things maintenance and other headaches



Latest updates:

- The fences need constant fixing; rails and posts are stockpiled
- The gates are in good working order thanks to routine maintenance by Metro Gate
- Scotch broom and Tansey ragwort are under control and being monitored
- Sand buildup is our biggest challenge, especially at the entrance points



Tillamook County Short-Term Rentals (STR): Update

- On Jan. 8, 2025, the BOCC approved removing the STR permit cap west of the Nestucca River in Pacific City
- An STR permit cap will continue for east of the Nestucca River and in Woods
- For Kiwanda Shores, this returns the “cap situation” back to what it was before the moratorium in May ’22
- Homeowners who rent continue to be required to follow all Tillamook County rules for STRs, including
 - Proof of weekly garbage service
 - Contact signage, including new hotline number
 - Non-Emergency STR Hotline 503-850-0402
- <https://www.tillamookcounty.gov/commdev/page/short-term-rental-license-requirements>

Helpful Information

| | |
|-------------|-----------------------------------|
| STR | Short-term Rental (under 30 days) |
| BOCC | Board of County Commissioners |
| STR Subarea | Pacific City-Woods |
| STR Hotline | 503-850-0402 (non-emergency) |



Short-Term Rentals (STR) Issues

- Have an issue with renters at a home with an STR permit?
 - In an emergency, call 911
- If it is safe to do so, contact the guests directly
 - Remind them of our Rules for Livability
 - They should be posted in the home
- If you can't or don't want an in-person contact, call the number listed on the home as property manager
- Vacasa has an 800 number, but the local property manager is Mason, 541-921-4529
- If that fails, call the STR NON-Emergency Complaint Hotline: 503-850-0402
- STR Online Complaint Portal: <https://secure.hostcompliance.com/tillamook-county-or/complaints/type>



Q&A

- We expect you are more than ready to leave but let's have a short Q&A period
- We do have Frequently Asked Questions posted on our website
- They cover many of the typical issues, such as garbage, parking, CC&Rs, etc.
- You can also meet individually with board members
- And you can contact us via the website



Thank you for coming!

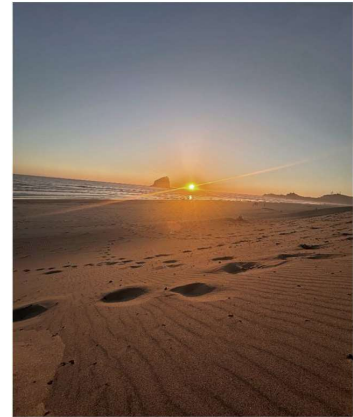
- Your participation is part of what makes Kiwanda Shores livable
- Look for handouts if you didn't get them





Addendum

Some additional info for reference



Community Comes From You

- A sense of community in Kiwanda Shores is a living thing
- Every interaction of people contributes to it and changes it
- It's a vibe on the street; it's a feeling of welcome
- A healthy community hangs together when it can
- It's as much about the people as the buildings
- The more we enjoy our environment; the more we care for it
- The more we care for it; the more we enjoy it
- The more we see smiling faces, the happier we become

Know your neighbors.
Look up when you are walking. Greet people.
Help a lost dog or person.
Have a block party. Pick up litter. Stock the doggy bag dispensers. Listen to the birds. Watch out for deer. Drive slowly. Start a tradition. Ask for help if you need it. Share your skills. Make an effort to connect. Take a neighbor fishing. Visit the Little Free Library. Give visitors the benefit of the doubt.



Dune Grass Pilot Project

- Efforts to seed grass on the south end of the beach have largely failed
- Doneg led a new approach on the north KSMA lot in Feb. 2024 as a pilot
- Included large clumps of transplanted dune grass from Kiwanda Shores lots
- Planted upright on lower foredune (roughly 5' x 10' area)

Conditions at
planting:
Feb 20, 2024



Dune Grass Pilot Project, cont.

- The project looks dead but is just in shock
- Note that this "foredune" is well below the line of sight from homes to ocean
- The sticks and signage have helped to protect the planted area

Conditions at
mid-season:
March 12, 2024:
In shock



Dune Grass Pilot Project, cont.

- Success: regrowth!
- Total expenditures: ~\$200

Current status:
March 2025
Regrowth



Dune Grass and Sand

- Cautions and thoughts on grading and beach grass:
- Our primary goal is to find a way we can grade sand away from our homes
 - to both protect our homes from inundation and
 - to protect the views and access to the coastline for the benefit of the entire community
- The only way to do that legally is to be permitted
- The only way to get permits is to have a grading and planting plan that complies with the Pacific City Foredune Management Plan (PCFMP)
- We know from many years of experience that planting grasses on our stretch of the beach will be difficult if not impossible to properly establish the grasses
- We will continue to explore ways to minimize costs and improve effectiveness of the planting, as long as it complies with the PCFMP

