

Minutes

Annual Meeting of the Membership of the Kiwanda Shores Maintenance Association (KSMA)



June 7, 2025, 10:30 am

FOLLOW-UP TASKS

- **A motion was made (and approved) for the KSMA Board to further research whether to authorize the cabling of Kiwanda Shores by Astound and to make a decision on the matter.**
- **The Kiwanda Shores board offered to hold a call with KSMA homeowners if useful, and if requested by one or more homeowners, to review issues related to the initial question (of whether to authorize Astound to cable Kiwanda Shores.)**
- **At a later date, a call may be coordinated by the KSMA if useful for homeowner consideration of the service options and rates.**
- KSMA board members in attendance:
 - Susan Jeff Ray (online)
 - Doneg Peggy
- Overall, KSMA members in attendance:
 - 5 board members (4 in-person; 1 on-line)
 - 6 other Kiwanda Shores owners on-line
 - 10 individuals signed-in, with a total of approximately 33 individuals in-person (with some in-person attendees having submitted proxies)
 - 44 individual members submitted proxies, representing 48 lots.
- Minutes from the May 5, 2025, KSMA board meeting were approved by the Board prior to the Annual Meeting.
- Annual meeting
 - The 2025 KSMA Annual Meeting is the first annual meeting being held on the new KSMA annual meeting date, which is the first Saturday in June.
 - The meeting was broadcast on Zoom (in listen mode for online attendees)
- Presentation by Susan, KSMA Board President
 - Printed copies of the “KSMA Spring 2025” presentation were made available to attendees
 - The document is available on the KSMA website for reference
 - Susan provided an overview of the activities that occurred over the past year
- The meeting agenda included a review of the following. Refer to the KSMA Spring 2025 presentation for greater details on the topic:
 - Board Member introductions
 - Call for volunteers
 - Internet cabling (Astound)
 - 2024 – 2025 accomplishments
 - Introduction to our new KSMA Website (same URL)
 - Fire and safety
 - Finances, budget and expenditures
 - Roads and maintenance
 - Tillamook County Short-Term Rental changes

- Astound internet / communications company
 - The internet / communications company Astound approached the KSMA to determine if Kiwanda Shores is interested in having cabling installed in Kiwanda Shores, which would give Kiwanda Shores homeowners an additional option for internet service.
 - Representatives of Astound participated via Zoom during the first portion of the annual meeting.
 - An overview of the Astound proposed activities was provided, with written responses to the questions posed by the KSMA to the Astound representatives provided a few days before the annual meeting. (Copies of the Astound presentation are available on the KSMA Website.)
 - Astound is installing cable service across numerous Oregon communities, including Pacific City, Lincoln City, etc.
 - Kiwanda Shores can opt in, or opt out, of the Astound cabling of the entirety of the Kiwanda Shores lots.
 - If KSMA opts out of authorizing Astound to cable Kiwanda Shores, individual homeowners will not have the option of securing Astound's services.
 - **A motion was made for the KSMA Board to further research whether to authorize the cabling of Kiwanda Shores by Astound and to make a decision on the matter. The motion was seconded and approved.**
 - If Astound is given the authorization to install cabling, and once cabling is installed, individual homeowners will have the ability to decide whether to secure the Astound services for their own property at whatever rates and terms the homeowner negotiates with Astound.
 - **The Kiwanda Shores board offered to hold a call with KSMA homeowners if useful, and if requested by one or more homeowners, to review issues related to the initial question (of whether to authorize Astound to cable Kiwanda Shores.) At a later date, a call may be coordinated by the KSMA if useful for homeowner consideration of the service options and rates.**

- Susan reviewed the KSMA accomplishments for the past year. These are outlined in the "KSMA Spring 2025" presentation.
 - At the South Entrance gate to Kiwanda Shores, dead trees were recently removed. Some soil problems appear to have caused the trees to die. Testing of the soil may be undertaken to determine if other actions are needed in that area. Removal of the dead trees reduced the fire risk.
 - Jeff has taken over as chair of the Architectural Control Committee after Paul decided to end his well-done tenure in that role.
 - Significant updates have been made to the KSMA website. The website continues to host a portal for members to send inquiries to KSMA board members.
 - The dune grass pilot project continues, with the three goals of: (1) protecting the foredune in front of the KSMA-owned beach-front lot; (2) maintaining views of the ocean for the beach front homes; and (3) facilitating access to the beach by developing a more gradual slope from the upper dune to the lower beach.

- Fire safety remains a top priority, and Susan reviewed steps that homeowners can take to minimize risk to their homes.

- Peggy provided an overview of the KSMA finances.
 - Documents summarizing the organization's finances are available for review, and tables were included in the written presentation.

- As Treasurer, Peggy has worked to invest the KSMA funds in fully-insured but higher-yield accounts.
- Susan noted that the KSMA annual dues are low compared to other associations, and KSMA will continue to work to maintain these modest fee levels.
- Roads and Maintenance
 - Scott has continued to support the work of the board in coordinating the maintenance activities in Kiwanda Shores.
 - Recently, Scott coordinated the work to remove the “Pacific City patina” on the gates, by hiring a company to clean and paint the gates.
 - Ray and Scott coordinated efforts to repave Sea Swallow and some other roads in Kiwanda Shores.
 - Scott is also coordinating the work of Coastway Construction in maintaining and repairing the property fences.
- Susan gave an overview of the current status of the County’s Short-Term Rental Program.
 - Several months ago, the County Board of Commissioners voted to return to the prior STR policy for areas west of the Nestucca River whereby homeowners are permitted to operate their homes as STRs, assuming the updated program rules are followed, and there would not be a fixed cap on the number of STR rentals.
 - Doneg noted that the wait list for Pacific City – Woods homeowners to secure an STR permit grew to 28 prior to the elimination of the wait list earlier this year for areas west of Nestucca. At least five homes in Kiwanda Shores were on the STR permit waitlist.
- General Q & A Session
 - One homeowner (Paul) requested that UPS delivery drivers be asked to slow down when driving within Kiwanda Shores.
 - Cheryl requested the KSMA board to consider adding a beach access near the south end of Ocean Drive as there are greater distances required to reach beach access paths south of the Kiwanda Drive – Ocean Drive intersection (and only one access path in total) as compared to more numerous (and closer) access paths north of the intersection. This would help reduce the number of people cutting through Kiwanda Shores homeowners’ property to reach the beach.