

# Shangri-La Shores, Inc. (SLS) Annual meeting

## Meeting minutes for the Board of Trustees Meeting

on

May 20, 2023 at 1:00pm

In Person and via Zoom

**Board Members Present:** Billie Alcott, Beth Binger, Lois Craig, Dave Heron, Brian Pulk, Ron Roberts, and Duane Smith

**Community Members Present:** Penny McDonald, John and Stephanie Hucik, Les and Diane Dodge, Carol Green, Marilyn Pulk, James Rudolph, Michael Roberts, Valerie Miller-Dennis, Lisa and Steve Visintainer

**Community Members on Zoom:** Amy Shatzkin, Claire Amsler, Rolf Amsler, Kelli and Russ Cunningham, Steve Hucik, Barbara Freeman, Eric MacDonald, Cindy Williams, Kevin Serling

### 1) Welcome and Purpose of Annual Meeting

### 2) Approval of 2022 Annual Meeting Minutes

Motion for approval of 2022 annual meeting minutes provided by Carol.

Motion seconded by Duane Smith.

All in favor.

**Motion carried.**

### 3) Recap of Events from 2022 (Lois)

Lois Craig delivered a recap of 2022. We have:

- Locked the pier by installing a gate. The results have been excellent.
- Pruned the pathway.
- Started a well project in 2021. We have:
  - Secured an easement and restricted covenant in exchange for two (2) water shares.
  - Created access road for access to new well site.
  - Brian Pulk gave Mr. Krause a tour.
  - Secured Aquatech Drilling to dig the well and perform testing.
  - Retained Davido Consulting Group. We received County approval in October 2022.
  - Jerim Applegarth continues cleaning the grounds.

### 4) Treasurer's Report (Brian)

Brian Pulk acknowledged Les in advance, as the former long-term Treasurer.

- **2022 Results**

Brian Pulk discussed the Operating Fund and the Long Term Fund. The common area fund was overbudget due to car damage. The Long Term Reserve fund was over budget as well by \$7,000, as the gate was not an anticipated expense.

- **Current Finances**

So far in 2023, there have been no surprises in the budget.

The common area fund has \$26,000. The Water System Operating fund has \$24,000, which includes a \$700 well assessment.

- **Proposed 2024 Budget and Approval**

For 2024, the Board is proposing an increase in assessments. Brian Pulk anticipates the increases to be:

- Operating Fund: change from \$168 to \$200.
- Water System: change from \$350 to \$376.

Brian Pulk discussed a schedule for anticipating needed repairs to community assets, and what the potential costs would be. Duane Smith made a motion to approve the 2024 budget. Billie Alcott seconded. All in favor. **Motion approved.**

Lois Craig also thanked Les for the peer review on the budget.

- **Status of Special Water System Surcharge**

The final installment is a \$700 water assessment.

## 5) Water Systems Report (Duane and Tom)

- **Update on Current System (Duane)**

Duane Smith reported that the repairs last year to the well were worth it. Carol asked about how the pumps will work together. Duane answered.

Steve Hucik asked about King Water efficiency. Duane answered that King Water is going through a transition, and we do want to stay with them.

- **Update on Status of Second Well (Tom)**

Tom Alcott reported that we have paid \$7,000 up front to the State for water permitting. SLS has issued legal notices per the State's requirement.

The total estimated cost is \$241,000. So far, we have spent \$46,034 on state fees and consultants, including a hydrologist and engineers.

Les asked a few questions on the new well. The application to the State seeks permission to take any amount of water. Les asked about the two (2) water shares being added. Les pointed out that our water system is approved for a specific amount of water shares. Brian Pulk stated that we do need to re-draw our service area to include the two (2) new shares. Tom Alcott contributed that the State cares more the total amount of water than where the water shares are located geographically.

James asked about the service area and brought up the Patrick property. Brian Pulk noted that we will need to redefine the service area.

Steve Hucik noted that we need to get the service area expanded immediately as we're already contracted with Mr. Krause. Brian Pulk noted that we need to go to the County to ask about re-defining the service area. Les noted that the Board will decide who will research the expansion of the service area.

Tom Alcott reported that the next major milestone from the State will be permission to drill. Steve Hucik stated that we should not drill until we have a definitive result on the service area expansion.

Ron Roberts asked how close we are to using our State-allowed water.

Steve Hucik asked about his personal land and availability to water share. Brian Pulk reminded the group that every is paying the same for a water share, with or without a house.

## **6) Dock & Common Area Report (Ron and Dave)**

- **Status of Dock and Common Area**

Ron Roberts reported that it was a great year with no erosion. Ron reported that he thinks the common area looks shabby, but he's got a company working on it. Dave Heron noted that the picnic tables may need to be replaced next year.

- **Update on Float Installation Mechanism**

Ron Roberts also reported on Dave Heron's winch for float entry and removal.

## **7) New & Old Business (Lois and others)**

- **Short-Term Rental Update**

Lois Craig reported that SLS can restrict usage of common areas by short term rentals, but SLS cannot restrict private home usage.

- **Revising and Updating CCRs**

There was a discussion on the CCRs, which were recorded in the 1960s. One amendment was made in the 1970s. A 65% vote can repeal an amendment, while 100% is required to add rules. We will continue to work on the CCR issue and include legal counsel.

- **Other**

Lois Craig brought up the SLS Crab Derby. That was introduced by Eydfinn Tausen. Les will donate an older salmon fishing derby trophy for the upcoming Crab Derby.

## **8) Election of Board Members (Lois and Billie)**

- **Four Positions Open**

Les opened up the Board discussion. All four (4) Board of Directors members agreed to re-up for the next two (2) years.

Valerie moved to approve the current Board of Directors. Carol seconded. All in favor. **Motion approved** for the current Board of Directors members to continue serving.

Ron Roberts motioned to adjourn the meeting.

The meeting was adjourned at 2:11 pm.

Secretary

Beth Binger

On behalf of the SLS Board of Trustees