

Shangri-la Shores
Board of Directors Meeting
Frontier Building Supply Conference Room
October 22, 2016

Attendance: Rob, Duane, Brian, Dave, Lyle, Kim Les, Lois Guest: Ron Roberts

Meeting called to order at 9:03

- Secretary Report:
 - 1) Minutes approved and accepted with no adjustments or additions

- Treasurer's Report:
 - 1) Update on delinquency payment status
 - a. Action item: Treasurer will connect with King Water to establish procedure for keeping over usage invoices beyond one year
 - 2) Long Term Reserve Study – RCW 6438 requires associations to have a general idea of the funding plan over a 30 year period to replace the organization's assets – called a reserve study. There are many options possible to disclose this information, and it was agreed a special study session to understand the requirements and regulations would be more appropriate since this will take more than the normal two hour length of time for the regular board meeting.
 - a. Action item: Meeting tentatively set for January 23. Time and location to be determined
 - 3) Audit Committee – Member Bill McDonald has requested we establish an audit committee and discussion followed weighing pros and cons of the most effective and cost efficient method.
 - a. Action item: Proposed an independent peer review with Lyle and Bill to complete this before the next annual meeting – if needed contact outside support to help with the process.

- Water System Report:
 - 1) Review the third quarter usage report from King. Our water conservation and usage remains exemplary. Two residents were barely over the overage limit.
 - 2) Water tank was cleaned October 22, with a new gauge, sealed piping, and all the recommendations from the State/County sanitary survey have been met. The cleaning showed very little sediment in the tank revealing an exceptional healthy system.
 - 3) Motion was made by Kim and seconded by Rob to ask King Water System to only inset envelops in the billings to overage customers and the billing for the annual dues.
 - 4) Second Well Study – As part of the state regulations for associations with their own water system near the Sound, a salt water intrusion plan is required to be in place if there is a problem with the fresh water supply. While Shangri-la Shores has never experienced this, a second well possibility is being investigated. Dave Bernardy has been in contact with the state/county hydrologist and is exploring options near our current well.
 - a. Action item: Les made a motion for Dave to begin exploratory conversations with two owners of a backup well. Lyle seconded. All approved.

5) Water System Policy and Seawater Mitigation Plan document update – Rob and Kimberly reported the updated policies are ready to be placed on the website and will be live for 6 weeks prior to the annual meeting so members can review, be informed of the changes, and have questions answered at the annual meeting. An overview paragraph for the new policy as well as a brief summary of the Seawater Water Mitigation Plan will be included.

- Dock Report:

- 1) Ron reported the float is out of the water and, some painting is needed, the roping is still on the south side of the pier where damage was done, and the cable holding the barrier at the end of the dock is broken, but currently the barrier is secured with rope. Before the float is put in again in the spring, damage assessment will be done.

- Common Area update:

- 1) Ron Roberts will take over as the common area coordinator
- 2) This summer, the amount of garbage accumulated, who is responsible for taking the garbage to the dump, and the expectation that those using the picnic area should be responsible for taking care of their own garbage. After discussion, Kim made a motion to remove the garbage can in the picnic area, Les seconded the motion, all voted in favor. The community will be aware and a sign will be posted as a reminder. Ron and Kim will help with the sign.
- 3) Fire pit cleaning and maintenance will continue. The new grate should extend the life of the pit for a few years.
- 4) Discussion surrounding supplying life jackets around the dock resulted in agreement that Shangri-la Shores will not be providing life jackets – that is the members' and guests' responsibility.
- 5) Reminders of the expectations and guidelines for community safety and regulations will be sent out to property owners renting their places and property managers. Events this summer led to this conclusion.
 - a. Action item: Brian will send these reminders to the appropriate people.
- 6) Plastic chairs in the common area have been damaged or need cleaning.
 - a. Action item: Ron will store the usable chairs in the boathouse for the winter and the association will purchase four new chairs in the spring for use.
- 7) Thank you to Carol Green for resurfacing and staining Picnic tables, Ron Roberts and son for resurfacing and re-painting the shuffle board, and to Donna O'Meara for re-painting the Shangri-la Shores sign at the entrance.
- 8) Remaining common area topics will be addressed at the January board meeting.

New/Old Business:

- 1) Operating Manual – continue to send Kim updates and information to complete the guidelines and position responsibilities that help support the smooth functioning of Shangri-la Shores.
- 2) Succession Plans – continued discussion for interest and eligibility for 2017-2018 board positions

Annual Meeting Date: June 3rd with a picnic to follow

Future Meeting Date for the Board:

January 23rd: Work Session for the Reserve Study
January 28th: Regularly scheduled Board meeting
April 15th: Regularly scheduled Board meeting

Meeting adjourned at 11:06.