

Shangri-La Shores, Inc. Board Meeting
Friday, January 11, 2019 9:00 AM Greenbank Fire Station
Community Notes

Present: Lyle Kendall, Duane Smith, Brian Pulk, Kim Jaderholm, Lois Craig, Ron Roberts
Absent: Valerie Miller-Dennis

Agenda

Meeting called to order at 9:00.

1) Secretary Report -

- No changes. Duane made a motion to approve. Lyle second. All approved.

2) Treasurer Report

- Account summaries at the end of 2018:
 - Common Area:
 - 1) Checking – \$13,481.84
 - 2) Savings Operating Reserves – \$11,463.73
 - 3) Money Market Long-Term Reserve – \$13,245.88
 - 4) Vanguard CD Long Term Reserves – \$50,000
 - Water System:
 - 1) Checking - \$27,561.25
 - 2) Savings Operating Reserves - \$15,041.83
 - 3) Money Market Long-Term Reserve – 13,152.02
 - 4) Vanguard CD Long-Term Reserves - \$50,000

At this time, the finances of SLS are healthy and building the long-term reserves to lessen cost of repair and replacement for the community assets in the future remains one goal of the board. The treasurer continues to look for investment opportunities.

- There are two delinquent accounts – one has a lien on the property and is in process.

3) Water System Report

- Second Well update – No movement at this time. The second well committee has some action items they continue to work with.
- Duane Smith attended the Whidbey Island Water Association meeting (we are members) and brought back literature connected with a federal grant opportunity for qualifying for free money or low interest loans for putting in well systems. We will keep this as a resource when the time comes for a second well.
- Addressing huge leak issues – When a large leak was isolated by King Water in December on the water line from the meter to a house, the board examined neighboring water system rates and charges to see how large leaks were handled. Many have some type of forgiveness clause for

overage water charges connected with large leaks or breaks in the water line. After much discussion, it was decided to add this paragraph to our Shangri-La Shores Water System Rates and Charges page:

Addition to the rates and charges page:

In the event of an underground leak on a member's property between the meter and the home, the customer can submit a written request within 90 days of the statement billing date to the Board of Directors explaining the circumstances of the leak and providing verification of the repair or plan to repair for adjustments. The Board of Directors will review the situation. If the Board of Directors approves the request then the bill will be reduced by 50%.

- **Communication to members** in the event of a large water leak:
This incident helped us realize we need to have a plan to communicate a major leakage issue to the members. Individuals can help with isolating the problem (as in the case of Steve Seachrist's perseverance in helping isolate the leak before any unnecessary digging started) and be aware of any disruption to water service if digging and repairs become necessary that affect the community. An email will be sent to SLS members if this occurs.
- **Notes to share related to a power outage:**
 - During a power outage, we all need to conserve water. Our water system is gravity fed from the reservoir to our houses, but our system requires the pump to get water from the well up to the reservoir. The reservoir will typically last 79,000 gallons without the electric pump – about 10 days in the summer and 22 days in the winter.
 - For those septic systems with an alarm, during a power outage the alarm will not sound, so monitor your water usage as much as possible.

4) Dock & Common Area Report

- Dock is in great shape, picnic area has some erosion, but will wait until winter is over to do any repairs. The new fire pit is not in place but that will be completed in spring.

5) New/Old Business

- Update Directory – With at least 8 property transactions last year, updating the directory seems necessary. Members received a directory update request form with the annual billing, and sending that information back along with the annual dues payment will speed up the process of creating an updated directory. (The directory will be a hard copy only

and will be ready for distribution at the annual meeting for those interested.)

- Records retention – A board work session will be scheduled after the March meeting to help filter critical and necessary documents from the myriad of boxes collected.
- RV definition and storage on properties - The board discussed the changing landscape of the community and suggest a reminder - it is clear the intent of the SLS covenants and county regulations we are not to live in these vehicles. We have history of the neighbors be okay with having trailers, RVs stored *discreetly* on their property.
- **Building additions and sheds:** The majority of our structures fall under county permits and the board of directors' architectural committee. Recently constructed sheds fall under the county and SLS covenants: 15 foot height rule, 5 feet from the property line, set back of 20 feet from road. A county permit is not needed for a shed less than 200 sq ft, no mechanical, water, etc. Also, additions to houses require a county permit and approval by the architectural committee.
- **Reminders to all SLS members:** With all the blow down from the wind storms and any other debris, please clean up your own property and avoid dumping it in the empty lots in our community. Thanks for keeping our community clean!

Meeting Adjourned at 11:14

Future Meetings:

Next Board Meeting – March 22 Greenbank Fire Station 9:00 am

Annual Meeting – May 4 Race Road Fire Station 10:00 am