

# Shangri-La Shores Board Meeting

Zoom Meeting

January 14, 2021 6:30 PM

Board Members in attendance: Lois Craig, Brian Pulk, Duane Smith, Ron Roberts, Dave Heron, Billie Alcott

Community Members in attendance: Steven Hucik, Beth Binger, Edyfinn Tausen, Lisa Visintainer, Russ Cunningham, (iphone label only- don't know what member it was)



Meeting Called to order at 6:31 PM.

- 1) **First order of business:** Lois reported Carlene Carl sent an email with a letter of resignation as a board member. She recently sold her property in SLS and is not eligible to continue as a board member. Billie made a motion for Lois Craig to serve as the acting secretary until the position can be filled. Dave Heron seconded. All approved.
- 2) **Review of working guidelines:**  
Lois shared her screen for all to see and reviewed the agenda, reviewed Zoom protocols, and reviewed the working guidelines of the Board of Trustees.
- 3) **Approval of Minutes**
  - While minutes from three previous meetings were on the agenda, the first one from the October 3<sup>rd</sup> annual meeting is to be approved at the next annual meeting.
  - The October 10 meeting minutes approval was motioned by Brian and seconded by Duane. All approved.
  - The minutes from the special October 29 meeting had one amendment to add the names of the participants. Billie motioned for approval; Ron seconded. All approved.
- 4) **Treasurer's Report**  
Brian shared the end of the year report.  
This year the operating expenses exceeded the budget in a few areas, and the operating expenses account was able to accommodate these costs:
  - Water System maintenance: installation of a reservoir cleaning tap, new well meter and electrical system repair for the pump.
  - Ground maintenance: increase in landscaping services, significant pruning, and landscaping of the entry sign area.
  - Insurance: Contracted an insurance consultant to review our policies which resulted in changing policies that increased our liability and comprehensive coverage. Increase in policy premiums.
  - Legal Fees: incurred related to enforcement of our covenants.
  - IRS status: Due to tax-law changes, SLS needed to pay the interest on investments.

Discussion followed about looking into investments that yield a higher interest rate – two places offer .65% on high yield savings with money market tie in. Our current investments are close to that rate.

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## 4) Treasurer's Report continued

Our accounts are healthy, and we continue to save and prepare for the operating expenses for the common areas and water systems, as well as increase the long-term reserves and CDs. There is about \$215,000 in all accounts.

The budget for 2021 was approved at the annual meeting, and the 2022 budget will be voted on at the next annual meeting which will be scheduled sometime in June. (The date of the annual meeting will be determined by the status of the COVID pandemic restrictions – hopefully, we can offer an in-person and Zoom meeting format.)

## 5) Water System Report

Duane Smith shared our system is operating within all state water and health regulations and no new issues to report.

Second Well: Brian explained we are looking at 3 potential locations. We have contracted with an engineer to test the capacity of the aquifer and well near our reservoir to accommodate SLS using that well also. All contact with the homeowner of that well is on hold until the COVID pandemic settles down.

## 6) Dock and Common Area Report

Ron Roberts reported the repairs of the bulkhead damaged last fall will be completed in the spring. One of the tires on the float needs repair, and Dave Heron and Ron will see to those repairs.

Ron also recommended we explore sealing the asphalt on the road to the boat house as many cracks are beginning to appear and erode the road base. Steven Hucik suggested the cracks be tarred before adding a sealant.

## 7) New and Old Business

Update on these committees:

- Signage: The signage committee made recommendations to the board last spring to post signage about the SLS being a private community, requirements for safety and Coast Guard compliance on the pier and float, and awareness of private property beach access. They also recommended installing gates at the top of the boat launch road and the entrance to the pier. These signage committee recommendations support the suggestions of the insurance consultant for liability of SLS.

Dave Heron will chair the committee for the next steps on signage and gate installation based on these recommendations. This includes creating signage, determining the cost and best design for gates for the road and pier, and installation of the signs and gates. Beth Binger (new member) asked about the look of the signage. That conversation will continue at the next meeting.

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## 7) New and Old Business-continued

- By-Law Updates and Revisions: Steven Hucik guided the Board through the first draft of revisions to the SLS by-laws. This included (but not limited to) updating the by-laws to reflect the use of electronic communication, inserting details to clarify information, determining conformity with the CCRs, and adding sections to articles to bring our by-laws into compliance with the state RCWs.

The next steps in this process are for Board members to send in comments for review by February 1 to committee members (Steven Hucik, Lois Craig, and Billie Alcott) to craft the next revisions. The next Board meeting will focus on further discussion and revisions of the by-laws.

More conversations about by-laws vs rules and regulations will continue at the next meeting. Dave Heron referenced the 14 foot guideline for boats on the dock as he is petitioning the Board to change that to 16 foot boat.

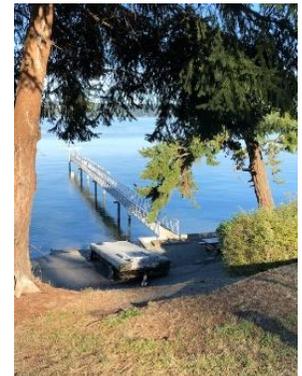
- Short-term rental: Volunteers will meet again to revise the information to be posted at short-term rental sites, review the expectations for following SLS CCRs, by-laws, rules and regulations, and define the necessary contact information in case of any problems.

Falling trees: Four trees have fallen from the SLS well lot on property at 506 Pullman due to the high winds. Three of the trees the homeowner has taken care of, but the latest one is much bigger. Ron Roberts and Duane Smith will check on further tree problems and Lois will contact a licensed and bonded tree company to assess potential other dangerous trees.

Community Buoy: During one of our storms this year, the community buoy broke loose. Dave Heron will take the lead on getting the buoy back to its rightful place.

Set dates for next meetings:

- February 13 Saturday 8:30 AM  
(focus on by-laws revision and next steps)
- March 11 Thursday 6:30 PM  
(focus on by-laws and signage)
- April 8 Thursday 6:30 PM  
(focus on signage and annual meeting prep)
- Annual Meeting in June  
(date to be determined)



Meeting adjourned 8:24 PM

Submitted by Lois Craig, President and Acting Secretary  
On behalf of the Board of Trustees