

# Shangri-La Shores Board Meeting

Agenda Zoom Meeting

April 8, 2021 6:30 PM

*(Notes transcribed from a Zoom audio playback 2/27/22)*

Board Members present: Lois Craig, Brian Pulk, Dave Heron, Ron Roberts, Billie Alcott

Absent: Duane Smith

Community Members: Steve Hucik, Tom Alcott, Beth Binger

Meeting called to order at 6:33 PM

The order of the agenda was changed to accommodate a previous engagement involving Beth. Since she is the lead person on the signs with the designs and ordering, we started with looking at the status of the signs.

## 5) New and Old Business

**Signage:** Beth reported the original sign document dated 3/25 is the last communication she has. Before completing the signs, she needs a list of any signs that need to be changed or added, any new signs and verbiage, and someone to proof these signs before ordering to give a final sign off. Any new signs she needs the verbiage and size and will get an okay for those. Beth asked about using paying for the order with an HOA credit card (SLS does not have a credit card) or with her own card and Brian said he would reimburse her when the receipt or invoice is sent to him. Beth will not order these until the final document has a signature that they all have been approved.

After discussion, there are two more signs to design for the boathouse. Billie said she appreciated Beth asking for a final proposal and would she be able to send an electronic copy to all for the final for everyone to look at. Lois asked if any signs needed to be bigger and Dave said at the end of the pier the sign will be 18 by 36 and any bigger would have a problem with the elements.

Steve asked if any additional signs were needed on the reservoir or pump house? This had not been considered and many felt this might be a later addendum. Right now, we are concerned about unauthorized persons on our property and the dock.

Sizes seem to work at 18" x 24", with one large one at the end of the pier that is 18" by 36" to withstand the elements.

Lois will send Beth's document to all Board Members with no changes from the last meeting. Brian says this feels like we are re-visiting the same issues.

Ron made a motion for Dave to coordinate with Beth, give final to Lois. Brian second. All in favor. (Dave is not responding on Zoom. Dave's system has frozen and Ron is talking with him over the phone.) Ron suggested we have two signs for the pier gate because of wear and tear with crab pots and other equipment. Dave also suggested a second sign on the end of the pier also be ordered to have for later.

Billie asked about the expenditures for all of this. Or are each of these three projects separate? Dave said all his proposals were under \$5000 for everything, but Billie felt we had not talked about the gates yet. And the discussions from a committee are important, not just one person. Brian and Ron both felt we should approve the signs as a project, then talk about the gates as a project. That way we could get moving right now on the signs.

**Moving to the gates:** Lois made Billie a co-host so she could show the bids she received and then Dave will share his information.

Billie has talked to two local vendors who are metal workers. Billie showed on her screen the Irish Welding Services, but his road gate was \$4000 without installation for the 20 foot gate.

Rex Luchanish (sp) from Greenbank Welding came out did measurements and had done repair work for the SLS HOA on the dock, and the road gate arm would be \$2800 with installation, installing a new post on the north side and re-using the post on the south side. The gate would swing to the south. The gate would be able to be locked. The costs continue to rise and materials costs are not going down. Another option was to move the gate down the road so the span would only be 16 feet, the additional cost for labor of the second post would leave this about the same cost of \$2800.

The road gate is the single arm gate that the initial signage committee had recommended.

Steve asked if the gate would be aluminum, but Billie said aluminum is more expensive than steel right now.

Pier gate – Rex suggested making the aluminum stringers vertical (like the stringers on the railing), 6 foot high including wings attached to stop the climb around and the third beam out at the entry to the pier. He suggested the third beam because of his experience as his Homeowners Association that has had to go to a locked gate on their pier and if someone was to climb around, they would at least land in the sand instead of the big rocks. With him installing it at most it would be \$2100. There would need to be a vertical upright to attach the top hinge for the gate. Rex knew this needed to be locked, but Billie was not sure what kind of lock was suggested – last she heard there was a four code numbered lock that could be changed like a padlock. She ended with he is local, knows his business and this is what she found contacting two local people.

Ron mentioned he had worked with Rex when the pier was damaged after a storm, he rewelded the damage and did good work.

Ron would like to see a built-in lock with a combination that has a one-sided lock so when you are carrying all your crabbing/fishing stuff on the way in from the water, you do not have to enter the code but can twist a handle but not put in a combination.

Lois stated she thinks the signs and pier gate are the most critical right now, but there were two options for the road and two for the pier.

Lois asked Dave for his recommendation for the pier gate – costs and installation. (Dave is having technical difficulties and Lois tried to call him so he is sharing over a phone for us to hear.)

Dave reached out to Mantle and at the last meeting had them look at a 6 foot gate without wings. He reported he also picked out a lock with a handle and coded from both sides. Mantle can do the custom welding to put that in. He sent that proposal as an attachment to everybody but does not have it on his computer. The price was \$1800. Lois clarified Mantle would do a 6 foot gate without wings for \$1800? Dave said correct and that is without installation. They would supply the bolts and we would drill the holes and bolt it on ourselves. Hinge would be single swing in and out.

Steve commented he liked the idea of one guy to build it and install it so if it doesn't work, he can be responsible for all of it installed correctly. It is about the same price for factoring in getting it right. Billie suggested it might best be welded on since it is a 6 foot gate and there needs to be support for the upper hinge and the dock guard rail does not go that high. Steve responded that's why the one guy should be responsible for the installation and if it welding or bolting on is applicable, he can be the one to make that decision.

Billie asked Ron if he had a Brand name for the lock that he is suggesting – he said no but Brian said if you go down to a marina you will find what Ron is describing. Steven said he has seen them at the marinas with a code on one side and a handle on the other when returning from the water side. It is a common usage.

Dave said the lock he chose has a deadbolt and one is on the rail that they could attach (sorry not clear on the conversation here.....)

Lois summarized there is Mantle who built the dock or Rex, a local welder who will create this for us and who has worked for us also. She was not sure if there is a vote for in favor of Mantle or Rex? Or offer a motion? But to move this forward.... Brian said he gathered we were not going to get a committee recommendation?

Ron made a motion we go with Rex as a proposal and all we have to do is add the locking mechanism which will add something to the cost. He is local, it has the wings on it that makes some people happy and it includes installation. Lois added that Dave has the lock idea. Dave added that Mantle had both options and you can get what you want from them.

Dave asked to have some engineering drawings from Rex before we have it built since we are kind of in the dark? – Mantle had put out some engineering drawings for us to see. Are we going to get something like that? Billie said she had used the pictures from the vertical stringer gate that Dave had submitted from Mantle and she gave those to Rex to see if he could create the gate. That was what he based his proposal about. She said she did not recall getting architectural drawings with measurements from Mantle stating width, height, lock and hinge locations, but is that what is being asked for at this point?

Dave said yes so everyone could see it. And obviously there would be some reduction in the opening where the dock is now. Billie responded Rex has already been here to look at the dock, taken measurements... Dave said we know that, but we don't know what he is building if we don't have a picture. Billie replied I gave him the picture you had sent from the Mantle proposal. Dave said he would like a picture since he would be reducing the width of the dock if he is putting stanchions over the dock.

Ron suggested it might be a good idea to get a drawing from him. Billie shared there is nothing over the top with this but there would need to be a taller bar to attach hinges to for that height – whichever hinge side north or south.

Lois said there is a motion on the floor from Ron that we go with Rex. In addition we would include the coded lock that Dave had come up with. Do we need a second or do we need more discussion?

Dave said he was in favor of going with Rex as long as we know what we are getting and if he is providing the lock. Is he going with push buttons on one side and we just turn the handle from the dock side? Last meeting it was both sides – what are we proposing on that? Billie said she believed Ron already spoke to that with the lock on the entry side and the swing handle or turn button or whatever coming in from the dock. Dave said he was good with that – so will Rex be able to incorporate a lock like that? Billie replied if it was something that could be welded on, she would assume he could manage that. Dave replied okay he will have to do some pre-fab for whatever lock he picks or we pick can be installed on the gate. So that was good.

Dave said he seconds we use Rex. Dave asked if Rex offered an install and Billie replied he does do installation. Lois said that was part of the \$2100.

Lois reminded all we have a motion to go with Rex and seconded by Dave. All those in favor. Lois said she saw four in favor and made sure Dave was in favor since his Zoom was not working (still using the phone as the audio) Duane was not present. (Transcription note: motion carried at 41 minutes, 51 seconds into the meeting.)

Lois recapped the signs were approved, going with Rex was agreed upon. She asked if the road gate was something to take on now or table it. Brian said he would prefer to get it done and Dave said he liked his proposal on the road gate because it is \$585 or something like that. And he looked at it and it is very substantial.

Lois asked if Dave was talking about a swing arm or a gate. He said he sent out a picture from tractor supply and it is heavier one, the two inch one. Much stiffer than the 1.5 inch one. Ron said it is a field gate. Lois asked so it looks like a farm gate? Ron said yes. Billie said it comes in 16 feet, so are we moving the gate down the road a ways? Dave said he walked it out and 16 feet was enough to clear the opening .... (couldn't quite hear that) Billie said they used a tape measure and the distance on the opening was 21 feet. Brian asked why you would want someone to drive down there and find out there was a gate and have to back out?

Dave said he votes against halfway down the hill. Lois checked - the gate needs to be 21 feet because that is how far the posts are now? Dave said he did not agree because it does not need to be as far out as the posts are now because the posts are way off the driveway. And if we move it three feet, yeah, 16 feet is fine but we can measure it again. Steve asked if there is plenty to turn on it with a boat trailer so you don't hook it on the posts? Lois replied that is a big worry with a turn with a trailer. Dave said 16 feet with a turn, yes.

Steve said there is a discrepancy in the calculations because Billie said the guy measured 21 feet post to post today (And Billie and Tom went a measured it also.) Billie replied she measured it and is a math teacher and can recognize 21 feet. Dave said you can, but the chain goes way off the driveway on each side, so he did not believe the gate needs to be as far out as the chain.

Lois checked with Dave if he felt there was not a need to be 21 feet across and wondered if there was a tendency for someone coming with a boat trailer to clip it? That is a worry if we bring the opening in 2.5 feet on each side, will that be too close? Making sure that is what we are discussing right now. Dave agreed that was the question.

Steve said he was not a board member but was wondering if the shape of this gate was a rectangle with vertical bars in it? Or is it like a triangular gate with a long pole and another pole reaching up to it like that? Billie brought a picture up that Dave sent from Tractor Supply. Steve said from an aesthetics standpoint, you do not want a cattle gate there that is pretty big. Ron stated it is a cattle gate. Steve was wondering what it was like. Lois said Billie's proposal is a swing arm and Dave's proposal is a cattle gate if she had it right. Ron said that was correct.

Brian asked if Billie's proposal is also from Rex? Billie said yes. Brian asked why don't we go with him on everything then?

The picture from Tractor Supply came up and Steve said that was a pretty obnoxious gate for that area. Ron agreed.

Brian made a motion that we go with the road gate proposal from Rex. Billie added with a max of \$2800. Dave asked what the final cost was on that? Billie replied a max of \$2800, installed. Dave asked if he was re-using the post? Billie said the north post cement was almost out and would have to be replaced, but he would use the south post. Dave asked if the one it was swinging on would be supportive enough and it would not pull out and would not need to be replaced. Billie replied yes. Lois asked next to Dave and Valerie's house? Yes was the reply.

Ron seconded Brian's motion. Dave asked if we wanted to pay, installed, almost \$4000 for this? And the max restated was \$2800. Dave said okay almost \$3000 - do we want to pay that much? Lois replied we want something that will last 30 years when we are all gone. Ron said it would look better. Dave thought we should review how big it is and was worried it was a gigantic swing arm gate and it will be very heavy and very awkward to move. He wondered if we should discuss the 21 feet at all and do a little more checking on that or just go with 21 feet? Lois understood we would use the existing pole and locations of the poles now.

Steve suggested maybe having Rex come out one more time to check on optimum size. If he is going to have to replace the pole, he will have to come out for final measurements anyway. He can take a look at it and maybe someone can be there when he is there – Ron or someone to look over it and ask him some questions to see if that is appropriate. Dave said, we don't want to walk out into the grass to unlock it each time, we want it close to where the driveway is and it is convenient

Lois recapped – there is a proposal to go with Rex for the boat launch road gate and Ron gave a second. All those in favor say Aye or show of hands. Dave was still audio and when asked he said he would go with it, he was in favor.

Lois asked Billie when Rex comes out to ask about the stability of the swing arm and length and if he has to go deeper for the poles to accommodate the length, and those kinds of questions. Steve added if he could have a sketch or something for the pier gate that he could bring and you distribute it to everyone it would be nice to see what his plan is. I think we have an idea but is he has a simple sketch that would confirm it.

Billie said Rex can often times come here in a few days but with her schedule she could not be there next week. Dave or Lois said they could depending on the day.

Celebration. 1) Lois and Dave will get with Beth to make sure the signs are final before ordering, 2) can the local guy send the invoice to Brian? Ron thought he invoiced us last time he worked on the pier. Billie said he does not take money up front – only when he is done. He said, “Don't worry about me taking off with your money.” Dave asked if we are semi-confident, he could have these done by mid-May? Billie replied he has a lot of work going on right now and had we gotten to him earlier, maybe. He thinks he can get started on it in a month. (Transcription notes: decision at 55:33)

**By-Laws Revisions:** Lois said the next big topic is to get approval for the by-laws stuff. Steve I am making you a co-host so you can put up a couple things we talked about. Our by-law stuff after legal review, Steve put together all our CCRs, Articles of Incorporation, RCWs, by-laws into the final for approval.

Steve asked if everyone had a copy of what the lawyer sent, and Lois said it was sent to everyone. Steve said bouncing back and forth between the two documents to show changes might be easier with the lawyer copy.

Steve: The copy sent to you last night now contains comments from the lawyer, Lois and I have gone over this line by line, Ron and I have spoken twice on the phone and resolved his comments, so this has had some review. What you see on the screen in red are the original revisions and the highlighted red parts are the additional revisions after the lawyer comments.

Lois: When I sent the latest revisions, I had said the lawyer had 17 comments, but the majority were formatting things. We did want to clarify the water share info.

Steve: The first thing was the clarification of the ownership. There are several lots that are not a part of Division 1 or 2, but they have become customers of the water system. They have no access relative to the beach, playfield, boat launch, dock, picnic area. They are however subject to SLS dues, assessments covered in Article 3, Section 8C, Article 8 and Article 16. We want to make it crystal clear there are two Classes of members and the Class 2 are water share members and they have no privileges as members of the Corporation other than to receive water.

For the purpose of these notes, the remaining part of the by-law revisions is to review all changes that will be going out to the community for approval and then recording with the Island County Records. The next 35 minutes of the meeting content was going over the revisions related to the by-law changes.

- 1) **Approval of last meeting minutes.** Billie move we approve, Brian second. All in favor.
- 2) **Treasurer's report.** Brian reported about 9 or 10 members have not paid their annual dues which would put them 30 days late the first of April.

The budget for the annual meeting was sent out for comment from the Board. Brian received no comments for the 2022 budget. We need to have a Board approved 2022 budget before we send it out to the community for approval at the annual meeting. We usually send out these three weeks or a month in advance.

Lois asked if we want to think about increasing the annual dues to build the water system up more since we will be looking at the second well. She asked if we could increase \$14 to have an even \$500 annual dues. Brian said we would have to have community approval of a revision of the long-term reserve plan since that does account for a new well and other things. If the reserve plan needs to be updated, that would be a first step. So what we have approved in the reserve plan is what we can do with the dues right now. The reserve plan needs to be reviewed and adjusted (if necessary) every three years and we are almost ready for that. Ron suggested that is a big subject and would like to get a look at it before the next season but we do not need it for the next meeting.

Brian made a motion to transfer \$2502.00 to the common area long-term reserve and \$16,942 to water system long-term reserve. This is in line with the long-term reserve plans. Billie seconded. All in favor. .

Steve suggested that as a community member, it might be wise to let the community know that an increase may be coming to prepare for the eventual needs around the second well. Expect to see an increase not this year because of COVID and the approved budget, but likely it is coming.

We send out the proposed budget with narratives, with the by-law revisions and call for comments with the invite to the annual meeting

### **3) Water System Report:**

Duane was absent but current water system seems okay.

Brian: Tom and Brian met with Peter from the Groundwater company getting him started on reviewing the data on local wells. We have a call with Louise Stewart Saturday. Brian said she seems to need to be convinced of the reason we are asking to do testing on her well and she is reluctant for that testing. We will have that discussion with her, her son and Peter will be with us. The purpose will be the reason for testing. I mentioned for the inconvenience, we would talk about compensating her and her neighbor, the other person on the well. I did ask her if she had any reservations about us drilling a well near our reservoir and her response was - isn't that what your easement says you can do? We still need a convenience for the 100' radius. There are still many questions we need to address and this is the beginning.

Steve asked if Louise is aware of the inducement of having our well that could serve her if there was a problem with her well. She could be part of our water service. Brian said that is a good suggestion and we had talked about compensating her if we used her well since it has the pump capacity to serve our needs. The county recommended against that because her well is 50% into its lifespan.

Tom commented on the language in the easement regarding the 100 foot radius and he believes we would be covered on that stand point. His concern is that our existing well is separated from other wells in the area. The 5 closest wells in our area are in the 350 – 450 yard range. If we put a well on that easement, we will be 50 feet or less by the Stewart well, so we would be putting a Group A community well that close to an individual well. That may be an issue with the state and the county. The test we want to do is a water viability test – how much water can you get and based on that assessment make some type evaluation that our pumping would not impede on the homeowner's well.

Reviewed the Board approval that if compensation was needed because of the testing. Tom reported the Group A wells require an approval from the state, not the county. That is why we hire an hydrologist to provide those answers. We will have to put a review of our current water system. Our current water system sanitary zone is not all on our property.

Tom asked who was the lead on the Seawater Mitigation Plan February 2012. Brian thought the engineer who wrote the plan. The Board oversees the plan. Tom wondered if we were implementing the plan and to revise if necessary. Brian shared when we re-did our water service boundaries, water system approved, and health department required us to have a sea water mitigation plan and well as a water service policy. All approved by the State Department of Health. Tom wonders if we are doing what is required. Seawater Plan has different levels that drive the actions within the plan. If you get to level x you do this, if this, then this. Our measurements have been just under and hover around 100 and has gone above that threshold a couple times.. Ron commented this is what got us looking at a second well in the first place, so we are trying to do something about that. Tom will look deeper into the plan.

#### **4) Dock and Common Area Report**



No report at this time. Ron asked if we still have an opening for the Board. Lois replied yes since people were not clamoring to join. Ron suggested Steve become a member.

Ron made a motion to adjourn. Billie second. Approved.

8:31 PM Meeting Adjourned

**Next Meeting:**

- Annual Meeting in June  
(date to be determined – and location depending on COVID status)

*Notes transcribed from a Zoom audio playback almost a year later when it was realized these were not completed within a couple weeks of the meeting. Transcribed and submitted by Lois Craig who was also acting secretary during the time of this meeting.*