

Shangri-La Shores Board Meeting

Meeting minutes for the Board of Trustees Meeting

on

July 15, 2021 at 6:30 PM

via Zoom

Board Members: Brian Pulk, Duane Smith, Ron Roberts, Dave Heron, Billie Alcott, Lois Craig, Beth Binger
The meeting was called to order at 6:31 pm.

1) Approval of Minutes: June meeting

Motion for approval provided by Duane.

Motion seconded by Billie.

Motion carried.

2) Treasurer's Report

A. Accounts Receivable Status

Brian reported that just two (2) members have not paid their dues. They will be subject to interest.

Lois asked about refund/credit for overpayments. Brian reported that it is credited to next year.

B. Peer Audit Results

Brian reported that Lyle said all was in order. We did receive a bill for work related to a new well, so we will be taking it out of reserves. Bills have been consistent.

Lois asked if we pay King monthly or quarterly. Brian reported that we pay monthly, and that we do have access to those files with a password.

4) Water Systems Report

Duane reported that all is quiet. Lois asked about the pump regulation issue by the pump house. Duane reported that all is working fine.

David offered to weed-whack around the tank, and Brian suggested that we inform land owners that we are doing so.

A. Billing Discrepancies

Lois noted a billing discrepancy with a meter, and suggested that it would be good to ask residents to check their well meters.

Duane noted that it was an error and resolved itself.

B. Second Well Update

Tom Alcott (who is chairing the second well committee) received a bill for \$1,133.00 from Pacific Groundwater Group. This was for reviewing existing hydrologic data in the area as we look for an optimal location. SLS has a contract for \$6800 with Pacific Groundwater to test exiting wells in the area for capacity and drawdown, but we may not need these services

The second piece was a “Water Right Change Request” to the State. A fee is due on Tuesday, July 13. The State offers pre-application consultation.

There is also a bureaucratic process with the County, which also needs to do a site inspection.

Tom reported that our easement might suffice as the signatory, as opposed to getting the property owner involved.

5) Dock Common Area Report

Ron Roberts raised the issue of the buoy. He talked to a contact who quoted \$1,950 to install a buoy with chain to serve as the community buoy (which broke during a storm last winter.)

Brian asked why our buoy rusted and the other buoys are not rusted. Ron answered that the other buoys were changed out two (2) years ago.

Brian mentioned that the community buoy is used for emergencies such as tying up the float if necessary.

David advocated that we do keep a file on the buoy. The buoy is \$400. Dave Heron advocated that we spend the money.

Dave made a motion to approve the new buoy and anchor assembly.
Ron seconded the motion.

Motion was approved unanimously.

The buoy guy will come 7/16, as he will be in the neighborhood. Brian and Dave will inform Lyle that the buoy guy is coming.

6) New & Old Business

A. Revise & Edit Working Guidelines

Lois noted the working guidelines were created and approved five years ago and it was time to revisit. One item that needed to be added was “Be prepared – Honor Board decision and actions”

Billie added that Board conversations should not be discussed out of the Board realm and that sometimes these conversations can be taken out of context if not clearly represented.

Brian agreed with the spirit of Billie's comment, but Brian noted that the conversations are public.

Lois will send a proposed copy in writing of her thoughts on the Board discussion protocol.

B. By-Law Revision Recording

The fee from the County to record new by-laws was just over \$100. Brian noted that email and website posting are sufficient for the methods of distribution to all homeowners. All agreed.

Ron Roberts suggested we update the website. He suggested that Nancy go through the website and offer update suggestions.

Dave asked a question about how the website is updated. He suggested creating a Shangri-La Shores Facebook page where only owners could post.

Brian noted that the website serves an important role and many community members, perspective buyers and realtors use it for the information it shares. One person should manage the website but he also liked the idea of a Facebook Page.

Lois was concerned about a Board of Directors sponsored Facebook page having liability because of comments, misinformation, or gossip posted on Facebook.

Billie was concerned about privacy issues. Dave and Billie discussed privacy issues.

Lois noted that if the community is interested, we should look at it closely.

Dave agreed to look into it further and put together a plan of positives and limitations.

C. Update on the Gates

We need to re-dig a post pole, so we got clearance from Puget Sound Engineering. We now need King Water to "OK" the location of the dig.

Brian reported that utilities underground need a request from SLS to King Water.

Duane responded that he is going to look at blueprints and report back.

Rex is not sure about timing of installation for the aluminum pole.

Billie asked about push button vs. keyed lock. Lois will agenda the item of a potential lock.

D. Review Arborist's Recommendations

The arborist said the tree is very healthy, including its branches. He recommended putting mulch around the bottom to protect it from mowers.

A question was raised regarding if we pay for pruning for better views for a homeowner.

Ron pointed out that the tree is healthy.

Dave thinks there is a disconnect between some of the rules and would like it trimmed.

Brian and Duane felt that it should be left natural.

Billie noted that some residents like the privacy the tree provides.

Dave advocated for a one-time pruning fee of \$800.

Billie noted that the tree is healthy and that a one-time pruning would damage it.

Dave made a motion to have the arborist trim the tree.

Lois requested clarification on who would pay for it. Dave clarified that it would be an HOA expense. A second to the motion was not made.

Fred Trumpler noted that we should have the arborist explain the long-term potential of the tree.

Lois noted that the tree was pruned four (4) years ago.

Dave requested that it be placed on the next Board meeting agenda, and he will provide more information prior to the next Board meeting.

Billie commented that the arborist's report is on the shred screen, and the arborist was asked purely to evaluate the tree's health.

Lois will pass along the arborist's info to Fred and Dave.

Ron noted that he has an issue with using SLS funds to trim the tree.

Dave asked if it was because of the money.

Duane noted that the community could approve the trimming if it is paid for privately.

Brian noted that the tree belongs to the community, and it is not a responsible decision of the Board.

E. 2021-2022 Board Projects:

Lois advocated for putting together committees for the following:

- *Short term rental plan*

Lois wanted clear guidelines for short term rental guidelines and to reconvene a short-term rentals committee.

Dave noted that we need to see what the law says about short term rental limitations.

Duane noted that there are restrictions in Langley & Coupeville with a percentage equation. Brian noted that Coupeville has passed short term rentals bans.

Lois reported that speaking with the Island County Planner that the septic classification for each home needs to be considered and followed.

Brian and Lois noted that they want a vision regarding short term rentals for the community.

Ron noted that he liked Dave's point about having attorneys advise on limitations. Duane noted that we need a ruling to enforce.

Dave noted that he thinks the County is scrambling.

Dave made a motion to get a quote from an attorney regarding the limitations of HOA.

Beth seconded the motion.

Lois will contact a lawyer, and request legal advice.

If you are interested in serving a committee to address the vision and clear guidelines for short-term rentals in SLS, please contact Beth Binger at beth.binger@bcipr.com.

- Long-term Reserve Funding plan

Brian offered a history on the CPA's long-term reserve funding study and long-term reserve plan. Three (3) years later Brian reviewed it. Now, industry rates are low and with inflation rates, we should consider items that need to be replaced. Brian requested a "spreadsheet-savvy" individual to assist.

Lois asked about what is required by the State.

Brian noted that we have an example of a long-term funding spreadsheet and we can do it ourselves. He also offered to walk everyone through it. It is a three (3) year cycle to update. The requirement is to look 30 years, and we looked at 50 years.

- Well
- Pier
- Reservoir
- Pipes in road
- Road
- Float

When were these replaced and how much?

Lois emphasized that the purpose of having the state requirement of a long-term fund is keep the HOA members informed of the potential costs of replacing or upgrading the

community's assets. By planning for the future, when a large expense occurs, the related large special assessment can be reduced or financed through the long-term reserve funding.

Brian will report in October. Duane also volunteered to assist in identifying items.

Lois and Brian will reach out to Les. Brian, Duane, and Les (tentatively) will work on this.

- Welcome/Information Packet and connection to Rules and Regulations

Lois presented a graph that shows the federal, state, and local laws and agencies that govern Shangri-La Shores.

She also reported that there has been a 54% change of ownership in the last 10 years. Each new owner receives an information/welcome packet that explains many of the guidelines and expectations that keep SLS a safe and healthy community. These serve as the Rules and Regulations of SLS.

If you are interested in serving on a committee to update the information/welcome packet, please contact Lois Craig at lec2910@comcast.net.

Set up next meetings

Lois noted that we normally meet quarterly, and proposed that we meet in person in October. A potential location is Greenback Fire Station.

Billie proposed October 16, 2021.

The Board agreed to meet October 16, 2021.

Lois proposed February 5, 2022.

The Board agreed to meet February 5, 2022.

Lois proposed April 9, 2022.

The Board agreed to meet April 9, 2022.

Ron proposed the motion to adjourn the meeting. Dave seconded the motion to adjourn.

The meeting was adjourned at 8:37 pm.

Secretary
Beth Binger
On behalf of the SLS Board of Trustees