

Shangri-La Shores Board Meeting

Meeting minutes for the Board of Trustees Meeting

on

April 9, 2022 at 8:30 am

via Zoom

– Virtual meeting –

Board Members: Brian Pulk, Duane Smith, Ron Roberts, Dave Heron, Billie Alcott, Lois Craig, Beth Binger
The meeting was called to order at 8:30 am by Lois.

1) Review of working Guidelines, Zoom protocols, and Agenda

Lois reviewed the working guidelines, Zoom protocols, and meeting agenda.

2) Approval of Minutes: February 5, 2022 meeting

Motion for approval provided by Billie.

Motion seconded by Duane.

All in favor.

Motion carried.

3) Treasurer's Report

A. Accounts Receivable Status

Brian reported that as of March 25, ten (10) folks had not paid. Now, it is down to seven (7) or eight (8) who have not paid. Lois reported that the Dues and Assessment will be sent electronically for just two (2) of those.

B. Special water system assessment mailing

The special water system billing is on its way out. If they so choose, homeowners can overpay the special assessment (rather than spreading it out over three years) or get on a payment plan, on a case-by-case basis.

C. Approval of 2023 proposed budget for annual meeting

Brian shared the 2023 budget for common area expenses. Lois said that the cost of insurance and ground maintenance went up a bit. Brian also shared the water systems assessment will increase from \$318 to \$350 on January 1, 2023, due to the increase in maintenance charges because of the age of the system.

Duane moved to approve the 2023 budget.

Dave seconded the motion.

All in favor.

Motion carried.

4) Water Systems Report

A. Status of system

Duane reported that the water system continues to work very well.

B. Update on second well project

Tom reported that the cost of the second well is still \$251,000, with an anticipated completion date of October 2023.

Tom reported that Louise Stewart is not amenable to having the second well on her property. The northeast corner of the Crouse property is now the best option. It is uphill from the reservoir, which is a better location.

The board is now seeking an easement from the Crouse family to the west of the reservoir. Brian prepared a letter to Charles Crouse (the executor of the property) on March 9. Charles responded positively. He intends to leave his property to his heirs, and is interested in dividing his property.

On March 25, Brian, Tom, and Charles had a conference call with Davido Consulting. The call went very well.

Brian sent a follow-up letter on March 28. Charles came back with a counter-offer, seeking two (2) water shares and two (2) water hook-ups. Brian sent the board a proposal to accept Charles' proposal for two (2) water shares.

Tom said it sounds like a good plan. The easement and restricted convenience needs to be acquired. The easement should offer easy access, since our properties are connected. It is 150 feet away from the reservoir. The board will waive both of Charles' installation fees, but he will pay annual dues for each water share.

Brian requested the board approve a modified proposal to increase the cost by \$5,000 for the additional hook-up. Duane moved to approve. Billie seconded. Motion carried.

Brian will send a modified agreement to Matthew Walker, the board's legal counsel, to draft a formal agreement. Ron also asked for clarification as to what the County needs in the agreement. Tom responded that we need to file legal documents with the County, and will need a new site inspection from the County.

5) Dock & Common Area Report

A. Status of common area

This agenda item was bypassed for this meeting.

B. Update on pier gate

Ron reported that he is waiting for Tim, the gate manufacturer, to return from vacation and offer a date on completion. The board authorized to give him 50% now.

6) New & Old Business

A. Report from Short-Term Rental Committee

It was noted that Dave Herron wants to have his home be a short-term rental.

Brian asked what would happen if an existing homeowner wanted to have their home be a short-term rental. He requested that the community limit be seven (7) homes. Ten (10) percent of the total lots (71 lots) would be 7 properties.

Ron noted that he wanted to maintain the community aspect of SLS. Dave noted that the policy is limiting to current homeowners. Brian stated that short-term rentals could increase property values.

Lois noted that the board should have Matthew (legal counsel) review the revisions. She also asked if the insurance information for short-term rentals can be housed with the board secretary (currently Beth Binger).

Ron noted his overall concern about short-term rentals.

Duane moved to make a change to Line B, and Brian seconded the motion. Lois noted that the policy should be reviewed by the legal team first. Lois asked for a vote. Ron abstained due to his goals of further limiting short-term rentals. The remaining six (6) board members voted in favor.

(Subsequent board conversations about short-term rentals have determined that there will be a presentation at the annual meeting, seeking input from the homeowners; however, there will be no bylaw vote at this time.)

B. Preparations for the annual meeting

Lois asked Brian what was needed for the annual meeting. The prep will include a review of what the board has done last year. Lois asked that Dave, Billie, and Lois serve on the board again, and all agreed.

The next meeting will be the annual meeting on May 21 at 10:15 am on Zoom or at the Coupeville Library.

C. Other

Dave noted that he cleared branches and raked leaves. Ron noted that the landscapers should be handling that work. Also, the common areas will need new gravel next year.

Next meetings:

Annual meeting on May 21 – Over Zoom (link to be sent in April) OR attend in-person at the Coupeville Library. More details to come.

Lois proposed the motion to adjourn the meeting.

Duane seconded the motion to adjourn.

The meeting was adjourned at 9:41 am.

Secretary

Beth Binger

On behalf of the SLS Board of Trustees