

Shangri-La Shores Board Meeting

Meeting minutes for the Board of Trustees Meeting

on

July 11, 2022 at 4:00 pm

In Person Coupeville Library and via Zoom

Board Members: Brian Pulk, Duane Smith, Ron Roberts, Billie Alcott, Lois Craig, Beth Binger

Absent: Dave Heron

Community Member: Kim Jaderholm

The meeting was called to order at 4:03 pm by Lois.

1) Approval of Minutes: April 9, 2022 meeting

Motion for approval provided by Billie.

Motion seconded by Duane.

All in favor.

Motion carried.

2) Treasurer's Report

A. Accounts Receivable Status

Brian reviewed the financials and noted that there are 5-7 folks who haven't paid yet.

Lois had a question regarding the common area reserves. The gate required moving money from the reserves to the checking account.

B. Special assessment status

This agenda item was bypassed for this meeting. The assessment was due June 30, and King Water had not processed the payments.

4) Water Systems Report

A. Water Systems Report

Duane reported the current system is working well and there are not problems.

B. Second Well Update

The second well will cost \$241,000 overall, and \$16,000 has been spent thus far. Brian noted that he is expecting further bills and costs. The easement is officially recorded with the County.

The survey company hired is "Frazier Land Surveying," who works with Davido Consulting, the engineering firm. The survey will start in late August. Lois questioned why we need the Stewart property surveyed, and Tom confirmed that the engineer needs the Stewart property surveyed to connect with the City. Tom also noted that we need a clear path for the surveyors, so there will be a brush clean-up party on July 16 from 9am – 12pm.

The new well needs to be 100 feet from Woods Lane and 100 feet from the Stewart property. Our easement will allow us to pipe water, but Tom reports there are a lot of huge trees on the property from Woods Lane.

Tom also reports that the County and State will want to see a restricted covenant with the Krause property owners on file with the County. The board agreed to move forward with the survey before circling back to the Krause restricted convenance.

5) Dock & Common Area Report

A. Status of Pier Gate

New pier gate was installed July 2, 2022. It looks terrific and professional. The lock is not engaged at this time. But will be engaged July 25th.

B. Discussion for Pier Gate Code Distribution

Brian asked if we have a lock on the road gate. Ron responded that folks have been good about closing the gate behind them.

It was noted that Kim Jaderhorn advocates for restrictions for long-term renters. After discussion, it was decided the homeowners of long-term rentals would have the option to allow their tenants access to the pier. The homeowner will be responsible for their tenant's behaviors.

The board discussed distributing the gate code to homeowners only. The group agreed that they would request that folks sign an agreement that restricts sharing of the pier code. Duane noted that the homeowner should sign for the code and offer any names and contact info for who will have access to the code. The agreement could state, "I will follow boat safety regulations," "I will supervise kids 12 and under," etc. The maximum boat length is 14 feet, and the maximum time in the water is one week. Lois will create the document and send to all board members for revision and edits before sending to community members.

Brian makes a motion that homeowners should sign an agreement to obtain the pier code.

Billie seconded the motion.

Motion carried.

- C. The BBQ near the fire pit has rusted out. Dave volunteered to install a new BBQ and Ron will order it. Note - that lasted almost 20 years.

6) New & Old Business

A. Short-Term Rental By-Law Revision Next Steps

Results of the short-term rental by-law revision options were shared. At the time of the meeting 51 responses were received. The results of the responses with the comments for each option were sent to all community members. No names were attached to comments.

#1: 20/51 41.1% No Quantity Restrictions

#2: 19/51 37.2% Minimal Quantity Restrictions (Ex: 10% of structures)

#3: 3/51 5.8% Additional Quantity Restrictions (Ex: set a specific number for STR)

#4: 9/51 17.6 % Eliminate all STR

Overall: No Restrictions 20/51 41.1% Some restrictions 31/51 60.7%

Short-term rental requirements include providing proof of Insurance and restricting access to community assets.

Next step: Draft a by-law revision which:

- Limits the number of short-term rentals (10% habitable by August 2022)
- Disallows access to amenities
- Requires insurance
- Requires a sign-off on the rules and regulations.

Lois will chat with Ron (who left the meeting). Beth and Lois will draft the STR revision for the by-laws. This will require another community meeting to work on language and guidelines.

B. Other

This agenda item was bypassed for this meeting.

C. Set Up Next Meetings Plan on using the Coupeville Library for each meeting

October 8, 2022 9 AM – 11 AM

February 9, 2023 4 PM – 6 PM

April 6, 2023 4 PM – 6 PM

Annual Meeting: Saturday, May 20, 2023 from 10 AM – Noon.

The meeting was adjourned at 5:57 pm.

Secretary
Beth Binger
On behalf of the SLS Board of Trustees