

Shangri-La Shores Annual Meeting Minutes

April 30, 2016

Meeting called to order at 10:00 am.

Motion to approve last year's Annual Meeting minutes. Motion seconded and approved.

Treasurer's Report (Les Dodge)

- 1) Reviewed annual Water system and Common Area Operating and Reserve funds
 - a. Changed to King Water for our water system management
 - b. Saved approximately \$300/month on contract management
- 2) Budgets
 - a. Actual expenses have not exceeded revenues for some time
 - b. Allowed build up in reserves for Operating and Common Area budgets
 - c. Transferred \$10,000 to long term Water system reserves in 2015 with budget for \$12,000 in 2016
 - d. Repairs to dock and bulkhead would come out of long term reserves if greater than the \$1500 in budget
 - e. Board will be working on a more detailed plan
- 3) Common Area (CA): Motion to approve CA budget
 - a. Val moved, Ron approved. Motion passed.
- 4) Water system budget
 - a. Fairly constant other than savings with King
 - b. Discussed reducing dues; need to increase reserves
 - c. Increase contribution to long-term reserves from \$12,000 to \$15,500 for 2017
 - d. Water system redone in 1991/95
 - i. Life expectancy of 50-60 years; about half-way through
 - ii. Should have about \$370,000 in reserves if fully funded; we have \$30,000 today
 - iii. Board to study and recommend necessary reserve levels
 - e. Motion to accept budget made by Steve Hucik, second by James Rudolph; motion passed

Water System Report (Lyle Kendall)

- 1) Upcoming meeting on May 7th at 2:00pm to work on Water System issues
 - a. Reserves, Sanitation survey, second well
 - b. Evaluate King Water before contract comes up end of June
 - c. Water Service Policy updates; Discuss usage on 5 large parcels
 - d. Open to all members of the community; let Kimberly know if you want to be on the email list
 - e. King has been doing a good job for us
 - f. Been doing Race Lagoon for 20 years
- 2) Sanitation Survey
 - a. Seawater intrusion if too low
 - b. Need to start testing
 - c. Location for 2nd well
- 3) Water usage report
 - a. Cost of water hookups came out of long-term reserves

Dock and Pier Report (James)

- 1) Repairs to pier damage from winter storms
 - a. Will try simple repair but may need welding
- 2) Replacing rubbing blocks for dock, use thicker material
- 3) Concrete retaining wall held up very well
 - a. May cost \$15,000 to extend it
 - b. Permits should be straight-forward per Bill McDonald
 - c. Community input: big rocks sink, possible erosion of north side of ramp
 - d. Straw poll: most in favor of repairs, some concern about priorities
- 4) Thanks to community members who cleared out driftwood, centered float
- 5) Float to go back in by mid-May to get float out of way of construction work
- 6) Damage to Roberts' turnaround area; voluntary contributions to repair
 - a. Not out of community funds
 - b. Damage to Robert's area could also lead to damage to boat ramp

Grounds Report (Kimberly)

- 1) Upcoming work on Tract A and picnic area May 18-24; \$4000 for work
- 2) Timbers that border boat ramp: putting rock in there as well

New Business

- 1) Vote for by-laws amendment: spending limits for board
 - a. Proposed to set limit of \$5000 without member approval unless extenuating circumstances such as an emergency
 - b. Currently no specified limit
 - c. Limit based on expenditures over past 5 years; only a few times it went over \$5000
 - d. Comparable to other communities
 - e. Only requires a majority of quorum to change by-laws
 - f. Requires 2/3 majority of community to override board expenditures
 - g. Intent is to improve communication process with the community
 - h. Formal written ballot; one vote per owner
 - i. Yes is to accept language in by-laws, can't change language in this meeting
 - j. 29 yes, 2 no on by-law change, motion passed**
- 2) Discussion of Patrick's property
 - a. Wind damage, falling trees, burning of debris
 - b. Board requested notification of burn
- 3) Recycling encouraged
- 4) Randy addressed removing his trees along the path, replacing with chain link fence
 - a. Hedges must be less than six feet
- 5) Architectural committee: approves changes to buildings (mainly height)
 - a. By-laws state limitations such as 6 foot hedge limits, no farm animals
 - b. Also County permits
- 6) Orca sightings: need a bell or something to announce their presence

Board Member Elections

- 1) Three positions open. Lyle, Rob, Glen
 - a. Nominated: Brian Pulk, Lyle, Dave Bernardi

- b. Rob willing to stay on, also nominated
 - c. Seconds for Rob, Brian, Lyle, Dave
 - d. Lyle not renewing; will still be on board for 1 more year as Outgoing President as specified in the By-laws.
 - e. Voted unanimously to fill 3 vacant terms with Rob, Brian and Dave
 - f. Motion made and seconded
- 2) Annual picnic
- a. Deferred picnic to summer; June 4th, June 30th ?
 - b. Potluck; group likes July 4th
- 3) Steve Hucik was robbed down in Race Lagoon neighborhood. Stole tools, etc. Keep eyes open
- 4) Motion to adjourn, seconded. Adjourned at 11:20
- 5) Brian-President, Rob Marsicek-Vice President, Lois-Secretary, Les-Treasure, Kimberly, Dave Bernardi, and Duane - Members-at-large; Lyle - Past President
- 6) Architectural committee: James, Kimberly, Dave
- 7) Bank Account signatories: Les, Kimberly, Lyle