

SLS Special Board Meeting

March 31, 2022

Zoom 6:30 PM



Purpose and Objective:

- Gain background about the process the board used to recommend the pier gate proposal.
- Vote for approval or disapproval of the proposed pier gate, to be funded from the common area long-term reserve.

SLS Special Board Meeting

March 31, 2022

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Agenda

- Zoom protocol review
- Background related to the pier gate recommendation
- Discussion and voting for funding the pier gate

Zoom Protocol Reminders

- 1) **Mute microphone except for speaker.**
- 2) **Use the chat or raise hand to speak.**
- 3) **When recognized, unmute your microphone.**
- 4) **Questions and comments are respectful and civil.**

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Recap Timeline

- **The summer of 2020 saw an increase in traffic of unauthorized people using the playfield, picnic area, beach, dock and pier.**
- **Around the same time, an insurance consultant was hired to help the Board determine the best liability coverage to protect our community assets. He noticed there were no signs indicating SLS as a private property and no solid barriers to hinder entrance to the boat launch or the pier. He stated the open entrance to the pier was considered an “attractive nuisance” in the insurance industry leaving us open to huge liability.**

Recap Timeline

August of 2020:

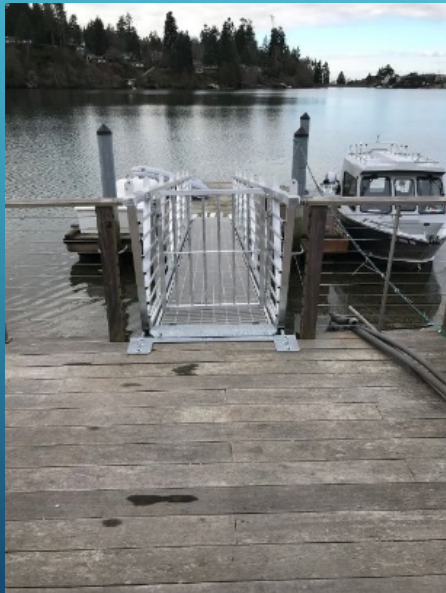
- A committee of Kim Jaderholm, Kristi Ingram, and Lisa Trompler gathered information from surrounding HOAs related to signage and gates. James Rudolph graciously provided sketches for the gates.
- The committee gave pictures and sketches and their recommendations for the Board to consider as models for SLS to be used for signage and gates.

Recap Timeline

- **Committee work was turned over to the Board for further discussions, research, and decisions.**
- **The boat launch gate and the signs were created and installed by May of 2021.**
- **The pier gate project is the final aspect of these three projects.**

Recap Timeline

2/25/21: Dave Heron sent a picture of a gate possibility with a bid proposal from Mantle Industries:



PROPOSAL

Mantle Industries
a CMI company

1100 Yew Avenue, Blaine, Washington 98230 360 332-5276

TO: Shangri-La Shores HOA 360-499-4947

ATTENTION: Dave Heron Heronfish21@hotmail.com

03/19/21
REV 2
RE: Residential Gate options

We hereby submit specifications and estimates for:

1 ea gate to fit existing ramp approximately 48.5" between the trusses, 55.5" outside of the trusses. Gate will be constructed of 6061-T6 aluminum. All welding will be performed by certified welders in accordance with AWS D1.1 (steel) and AWS D1.2 (aluminum). Standard gate has a barrel bolt closure suitable for a mechanical or electronic padlock. Final exact dimensions are to be determined.

Prices are as follows:

4' Tall Gate as described above:	\$750	30 lb
5' Tall Gate as described above.....	\$940	37 lb
6' tall Gate as described above.....	\$1,128	45 lb

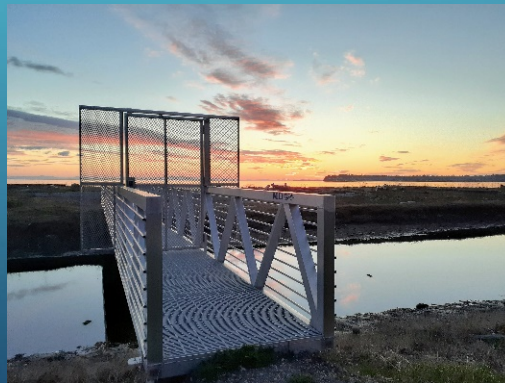
Recap Timeline

3/9/21: Dave also sent pictures of other gate possibilities he received from Mantle after the Board asked what more secure gates might look like.



Recap Timeline

3/18/21: Dave was not feeling well for the March 18 Board meeting, but his information about the signs and gates was shared. No decisions were made at this meeting, but assignments were given to check on pricing, materials, and possible other vendor bids for the pier gate.



Recap Timeline

April 9, 2021 Board Meeting: Billie Alcott and Dave shared their information about the pier gate possibilities.

Dave shared Mantle would create a 6 foot gate without wings for \$1800. This would not include installation.

Recap Timeline



Billie checked with two other local companies to gather bids for more options. She used the initial picture from Mantle that Dave had sent as a model of design.

Recap Timeline

Billie reported:

- 1) Irish Welding Services – extremely beautiful work but equally pricey**
- 2) Greenbank Welding – Rex came out measured and suggested a 6 foot gate with wings with a vertical upright to support the higher hinges. His cost was \$2100 installed.**

After discussion at the April 9, 2021 meeting, the Board approved Greenbank Welding to manufacture and install both the road gate and the pier gate.

Recap Timeline

4/9/21: At the Board meeting, Ron had described the common lock found at many marinas.

- Dave researched and found a lock on the internet that fit the description Ron had shared at the meeting.
- The lock was purchased May 2021 because Rex of Greenbank Welding required the lock in order to incorporate it into his design for the gate.



Recap Timeline

- Due to supply chain issues, acquiring the necessary materials caused a delay in the manufacturing and installation of the approved pier gate.
- In August 2021, Rex from Greenbank Welding informed Billie, they would not be able to work on this project due to the timing and their busy schedule.
- Rex recommended Billie check with Tim Leonard at North Cross Aluminum.

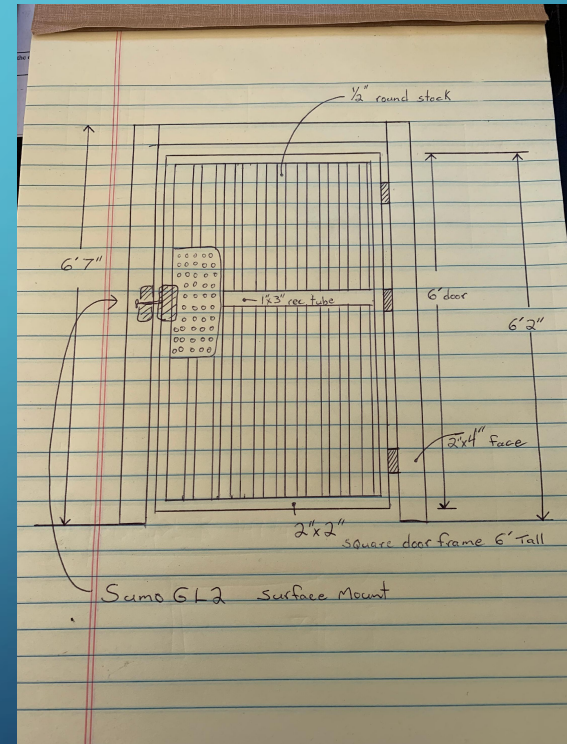
Recap Timeline

Billie contacted North Cross Aluminum for a bid based on the design of Greenbank Welding that was derived from the initial picture from Mantle.

Recap Timeline

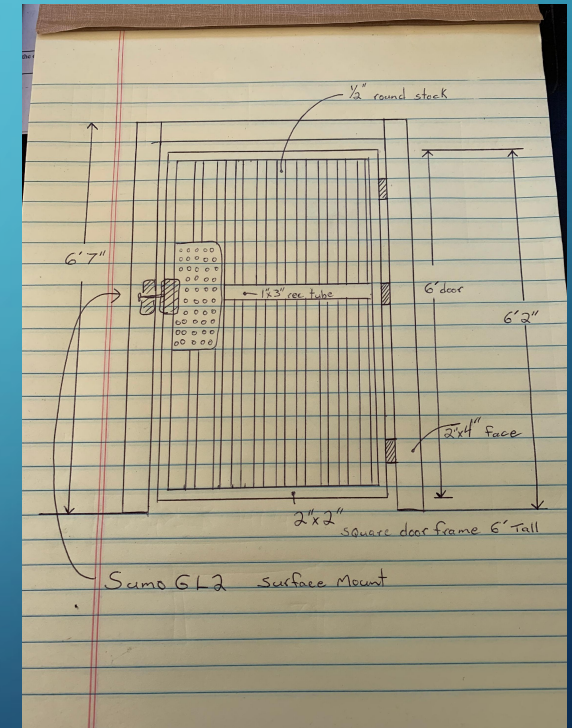
9/4/21: Tim from North Cross sent this design to Billie before coming here to take measurements.

**Ron asked about restricting the walkway with this design and incorporating some kind of obstruction to prevent reaching around to unlock the gate.
(9.4.21 email)**



Recap Timeline

9/7/21: Tim came to the pier and took measurements and explained the walkway width would not be narrowed. He also explained the perforated metal plate was to prevent reaching through and unlatching the lock.



Recap Timeline

Dave reminded us of the Sumo GL2 lock and agreed we needed enough “wing” built to avoid reaching around to the handle. (Email 9.11.21)

(Purchased May 2021 and Ron took it to Tim to be incorporated with the gate design.)



Recap Timeline

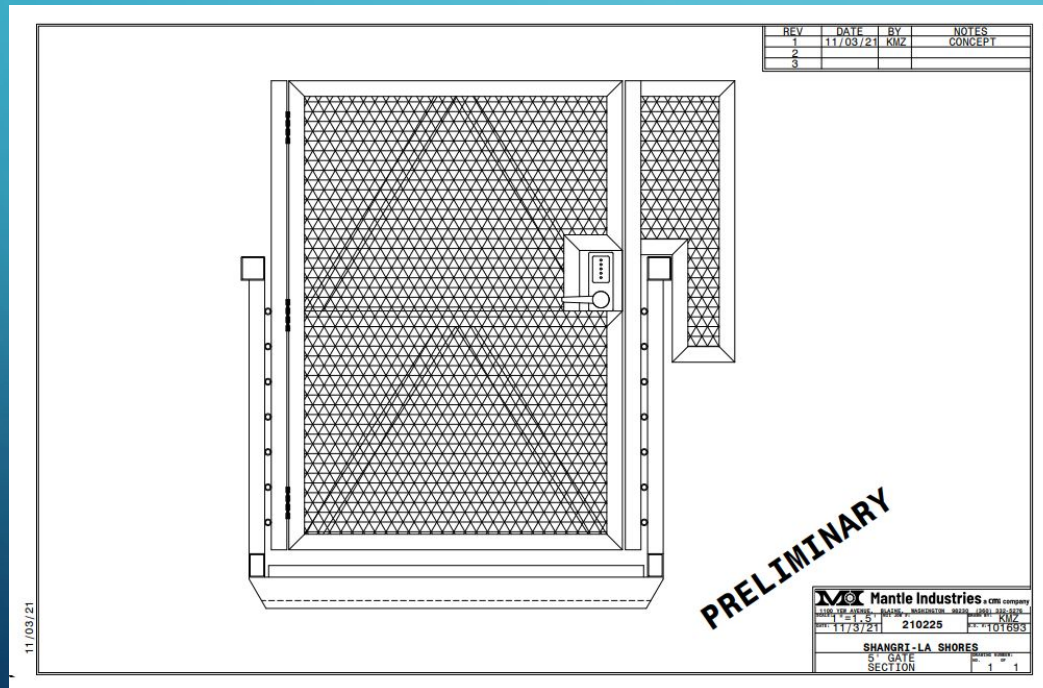
10/23/21: Billie shared the bid from Tim Leonard and North Cross aluminum at the in-person Board meeting. (\$5108.90).

Dave felt this was too much and said he would go back to Mantle for their bid using a similar design.

North Cross Aluminum LLC.		Estimate	
4964 Mutiny Bay Rd. Freeland, WA 98249		Date	Estimate #
		9/22/2021	121912-278
Name / Address			
Billie Alcott Community Park 775 Robert's Bluff Coupeville, WA			
		Project	Company Rep
Description	Qty	Rate	Total
Community Gate			
Security Gate/Gate Entry Way Aluminum Gate; 67" Tall, 54" Wide Includes Frame/Door/Set Lock	1	3,200.00	3,200.00T
Installation; Set Frame, SS Bolts	1	1,500.00	1,500.00T
**Side Blockers To Be Determined			
Sales Tax		8.70%	408.90
Thank you for the opportunity to work with you on your projects.		Total	\$5,108.90
Signature _____			

Recap Timeline

11/3/21: Mantle sent this quote to Dave of \$5816 with a sketch of their design. This cost did not include installation.



PROPOSAL

Mantle Industries
a CMI company

1100 Yew Avenue, Blaine, Washington 98230 360-332-5276

TO: Shangri-La Shores HOA 360-499-4947

11/03/21
REV 3
RE: Residential Gate options

ATTENTION: Dave Heron Heronfish21@hotmail.com

We hereby submit specifications and estimates for:

1 ea gate 5'-0" tall to fit existing ramp approximately 48.5" between the trusses, 55.5" outside of the trusses. Gate will be constructed of 6061-T6 aluminum. All welding will be performed by certified welders in accordance with AWS D1.1 (steel) and AWS D1.2 (aluminum). Gate to be framed for push button lock pad provided by others. Expanded metal interlay will be implemented. A wing rail extending out beyond the lock side of gate is included. Final exact dimensions are to be determined. Pricing below based on provided concept drawing

Prices are as follows:

5' Tall Gate as described above: \$5,816 80 lb

Recap Timeline

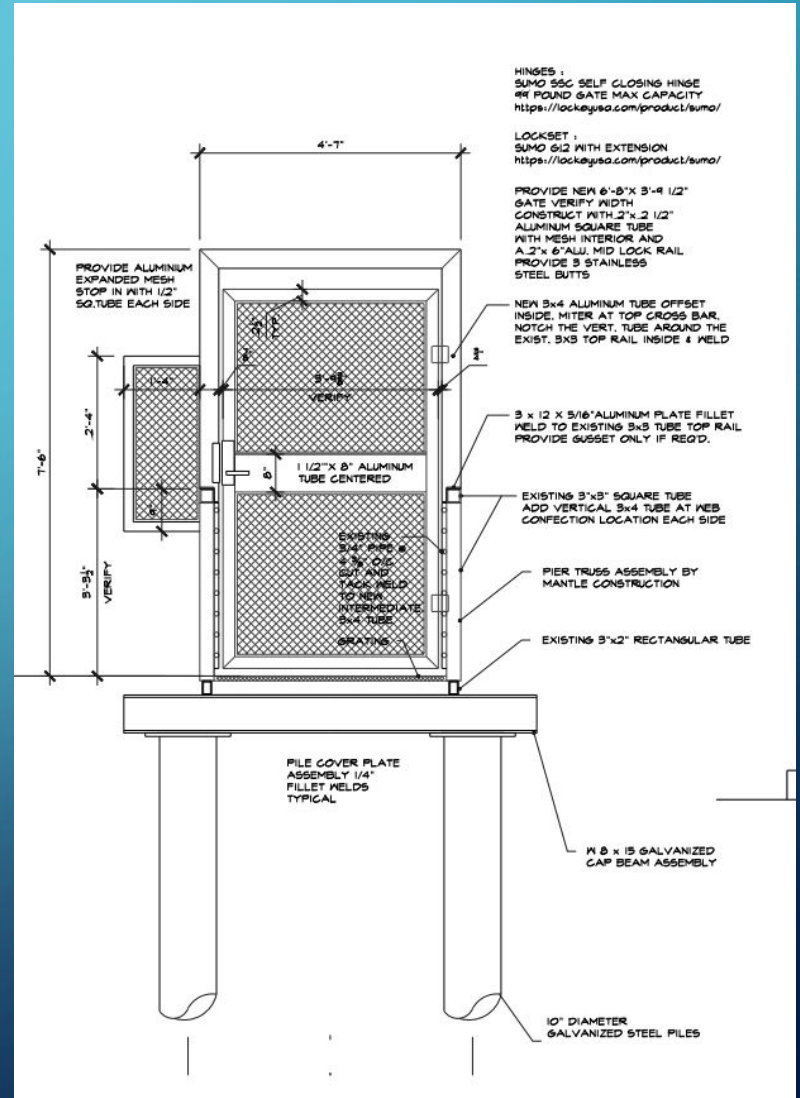
Ron, Dave and others made some adjustments to the North Cross sketch to make sure of the design for security and liability.

2/5/22: Ron reported North Cross sent this revised invoice.
Cost: \$7282.90

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Recap Timeline

Ron asked James Rudolph, a community architect, to create drawings of the proposed pier gate from North Cross Aluminum.



Recap Timeline

Since the cost of this pier was more than \$5000, according to the by-laws, a special meeting is required for community approval of non-water system expenditures.

2/16/22: A community letter was sent explaining why this pier gate was needed along with the Rudolph drawings. The special meeting was set for March 3rd, over Zoom.

Recap Timeline

2/20/22: Over the President's weekend, I heard a few community people were not pleased with the cost and size of the proposed pier gate.

Initially, some people asked for proxies because they could not participate in the Zoom meeting and I wanted to present the information for and against the pier proposal to be sent with a proxy.

Recap Timeline

2/21/22: After meeting with Dave and Ron to address the opposition to the pier gate proposal, I felt instead of letting this fester in the community, it might be best to postpone the general membership meeting until the Board had consensus on the design and cost of the pier gate.

Recap Timeline

2/24/22: I also contacted our insurance consultant about criteria for a pier gate and he said no standards exist. We could have a less foreboding gate all the way to a full-blown barrier. But now that the risk is documented and exposed, we can not ignore it.

Recap Timeline

3/3/22: The Board met and was joined by community members Eric MacDonald and Steve Hucik to discuss a plan of action for presenting the pier gate information to the community.

After much discussion, it was unanimously decided to stay with the North Cross bid and present that as the Board recommendation to be voted on by the community.

Recap Timeline

3/11/22: A second letter with a proxy was sent to the community along with the Zoom link for a special meeting March 31, 2022 at 6:30 PM to vote on the pier gate.

Proxies were due by March 30 (either by snail mail or through email to Lois).



The SLS Board of Trustees has a fiduciary responsibility to act in the best interest of the community for the safety of all members and the protection of the community assets.



Preventing a tragedy and protecting the community's liability drives the installation of a pier gate.

Recap Timeline

We welcome questions and comments before calling for a vote.

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Proxies Received

Amsler

Dodge

Ellsworth

Hucik, M

Hucik, S

Jaderholm

Kendall

Krallis

Lee

Reed

Rudolph

Sechrist

Sterling

Trompler

Williams

Voting Results included after the meeting - Proxies

Amsler-yes

Ellsworth-no

Dodge-yes

Hucik, M-yes

Hucik, Stephanie-yes

Jaderholm(2)-yes

Kendall-yes

Krallis-yes

Lee-no

Rudolph-yes

Sechrist-no

Sterling-yes

Trompler-yes

Williams-yes

Voting Results included after the meeting – In Attendance on the Zoom

Nollan-no

Koon-yes

Tausen-yes

Hucik, Steve-yes

Visintainer-yes

Ingram-yes

Reed/Marsicek-yes

McCarthy-yes

Shatskin-yes

Cunningham-yes

Smith-yes

Roberts-yes

Alcott-yes

Pulk(2)-yes

Craig/Green-yes

Heron-yes

Binger-yes

Tally of Final Votes to Approve the Pier Gate

**Voting yes to approve installation
of pier gate – 29**

**Voting no against installation of
pier gate - 4**