

# Shore Acres Estates Home Owner's Meeting Minutes

September 3, 2016

- I. Meeting called to order by Paul Savage, President
- II. Determination & Verification of quorum by Karen Feyk, Trustee
- III. Introduction of new members by Paul Savage
  - a. Frank & Shannon Paulsen: Block 5 Lot 1 (formerly Ralph Gilham's) - present
  - b. George & Judy Hazard: Block 4 Lot 8 (formerly Helen Felice's) - not present
  - c. Deanna Treichel-Yamane: Block 5 Lot 10 (formerly Tim Newman's) - not present
  - d. James & Nicki Wheatley: Block 8 Lot 7 (formerly Robinson/Green's) - not present
- IV. Reading / Approval of the minutes from 2016 Fall meeting received in the mail in August
  - a. Paul Savage requested motion for approval
  - b. Beth Coira motioned to approve Meeting Minutes
  - c. Peggy Doering seconded motion to approve Meeting Minutes
  - d. Meeting Minutes approved unanimously by membership
- V. Treasurer's Report & Approval Warren Heimbigner: Hard copy report provided to all present members
  - a. Main Account: \$14,999.84
  - b. Dock Account: \$41,840.65
  - c. Savings Account: \$18,524.44
  - d. Karen Feyk motions to approve Treasurers Report
  - e. Nancy Wendelburg seconded the motion to approve Treasures Report
  - f. Treasurer's Report approved unanimously by membership
- VI. Audit Report by Karen Feyk & Tim Peterson, Trustees:
  - a. Annual audit of the Shore Acres financial books was conducted by Tim Karen: Everything looked fine
  - b. Please see Karen Feyk if you are interested in a copy of the audit
  - c. Azrael Tofino motions to approve the Audit
  - d. Bob Casteel seconded the motion to approve the Audit
  - e. Audit is approved unanimously by membership
- VII. Committee Reports
  - a. Grounds / Maintenance Report by Rod Feyk: Everything looks good
    - i. Boats out of water on or before Friday, September 30, or moved to dock 2. Maintenance Day weekend to follow
  - b. Shore Acres Web page and Facebook Report by Charlie Parsons:
    - i. Facebook: Thanks to all using the Facebook page to provide community updates and information sharing. All input is welcomed. To post on the administrative front page of the FB, message or email Charlie. Otherwise you can post as a visitor, and your post will be listed under "Posts to Page." 61 people have "liked" the FB page. Please be sure to "like" and check the page for the fastest updates on community information.
    - ii. Website: Updated with new board members, meeting dates, CCRs, and all documentation. Website is still necessary as a document repository and is free. The website gets lots of hits from real estate agents who can provide possible client/homeowners with information about our community.
- VIII. Old Business
  - a. Forest Report by Elizabeth (Beth) Coira, Vice President: Forest Fuel expert Steve DeCook, from the Washington Department of Natural Resources (DNR), walked through our 40 acres of wooded property with community members at the end of June.
    - i. Why: This assessment was requested by the community to 1) assess the overall health of the ecosystem; 2) identify any insect (i.e., bark beetle) issues that may require action to protect our woods; 3) assess if any tree or brush removal should occur to mitigate fire risk after the 2015 summer fires in the area.
    - ii. Community Participation: Community members were invited to walk-through the woods with the expert to gather information and ask questions. A question and answer session with Steve DeCook was also scheduled and held immediately following the walk-through, to enable community members that didn't want to walk the acreage but had questions, to engage with the expert. Advance notices about

the walk through went out via Facebook, word of mouth, flyers given to those around in the community, and a flyer posted on the community bulletin board. There were 15 participants in the woods walk and 15 for the Q/A session.

- iii. Assessment Synopsis: The final report from Steve DeCook, DNR, was posted to the Shore Acres Facebook page, website, and mailed to all members. There were 6 sample sites surveyed, spread across the 40 acres, to check for overall health.
  1. Overall the ecosystem on our 40 acres is healthy/good with good spacing between trees and undergrowth. There are new growth trees and undergrowth, with a healthy diversity of trees.
  2. Various types of bark beetle presence were noted. They specialize in each type of tree. It's hard to predict which trees will survive and which won't. After hot, dry summers the past 2 years, trees are stressed and more susceptible to bark beetle. No action is recommended based on the assessed areas.
  3. A few instances of root rot was noted, which is like one big organism underground. Again it's impossible to predict which trees will survive and which won't. He did not think any action was necessary to mitigate this issue. If replanting in areas of noted root rot, Steve DeCook recommended the Ponderosa Pine, which is more resistant to the fungus.
  4. Based on good spacing between trees and undergrowth, due to our good forest management practices over the years, Steve DeCook said we did not need to take any action to mitigate the risk of fire.
  5. Steve DeCook did note some bare spots on our 40 acres that offered an opportunity for tree planting. He recommended using Ponderosa Pine due to its deep tap root and higher resistance to root rot. He recommended the planting of up to 200 Ponderosa Pine in barren parts of our 40 acres.
- b. Purchase of Ponderosa Pine seedlings: Karen Feyk is a master gardener with connections to the Spokane Conservation District. She checked into this opportunity and reported the price is \$1/seedling currently for Ponderosa Pine. She can obtain small seedlings, 8-16" tall from the Spokane Conservation District this fall. It is reportedly more difficult to get Ponderosa Pine seedlings in the spring because foresters want them as a top priority.
  - i. Bill Northrop motioned for the Ponderosa Pine seedlings to be purchased
  - ii. Peggy Doering seconded the motion
  - iii. The motion was passed unanimously by the membership to purchase 200 Ponderosa Pine seedlings at \$1/seedling
  - iv. A community planting effort will take place in October to plant trees in barren areas. More details are forthcoming.

IX. New Business: Announced by Paul Savage, President

- a. Spring Meeting Date: Saturday, May 27, 2017 at 10 am
- b. Workday: Sunday, May 21, 2017
- c. Newsletter will be sent out prior as a reminder
- d. Docks & Properly Securing Vessels to Protect Fingers – Warren, Heimbigner –The HOA has received feedback that some boats aren't well-secured and are consequently damaging the tops of docks. There is softer fir wood under the surface level wood, so it takes a lot of work to repair. There are lots of community members that pitch in on workdays to repair these issues; however, do we need to put protection around the boat slips? Should this be an individual's responsibility? How can we best approach this as a community?
  - i. Steve Longshore: Could talk to individuals where boats are causing damage
  - ii. Azrael Tofino: Could hold individuals responsible financially for damaging docks
  - iii. Trudy Mason: Are people aware? Do they know to appropriately secure their boats? Can we help make people more aware/educated on this?
  - iv. Frank Paulsen: His rope tying his boat stretched while he and his family were away, causing the boat to bang and damage his dock. He is happy to replace the damaged area and welcomes more information on how to better secure his new pontoon boat
  - v. Warren Heimbigner: Thanks Frank for noticing. There are also other situations where this has been on-going. Let's see what we can do
  - vi. Beth Coira: Wouldn't damage to the dock also damage the individual's boat? –Members Respond: Yes
  - vii. Karen Feyk, Boat Captain: If you want a specific slip, we try to accommodate request, just be sure to take your stuff/upgrades to dock with you

- viii. Warren Heimbigner: We can put eyebolts in different dock locations to help better secure boats, we can work with Karen, our Boat Captain for guidance on placement, and help to put them in
- ix. Bill Northrop: Is it the responsibility of every boater to adequately tie down their boats? Should individuals be responsible to add bumpers? How do we best alert people? This has been an issue for long time.
- x. Karen Feyk: We can put this in Spring Newsletter
- xi. Warren Heimbigner: Rubber bumpers are expensive. We could tell people if they need help, come to spring work day or let us know, could recommend prices on rubber bumpers
- xii. Bill Northrop: When we built Dock 2 originally, it had bumpers on all of it
- xiii. Tim Peterson: They are expensive
- xiv. Paul Savage: Reported an approximate cost of \$60 to put around the dock sides when he did it
- e. Rod Feyk - Storm water basin/grassy swale – Issue that this drain is not deep enough to manage storm water runoff. As a result, the entrance road to the beach is washing out, and all the debris and runoff is polluting the lake. The county was contacted in writing by members this year, and were told they don't have the money and will not fix this. We could rent a backhoe to pull out grass and dig the drain deeper to avoid this costly and damaging run off situation
  - i. Skeeter Shaffer mentioned the cost could be approximately \$500
  - ii. Warren Heimbigner expressed a desire to put the grass back after the fixes are complete
  - iii. Rod Feyk: We can put the grass back by carefully peeling it back before digging. We would have to rent a backhoe.
  - iv. Azrael Tofino mentioned that we will likely have to call Avista (811) to have them mark it before we dig since it's close to a house
  - v. Skeeter Shaffer motioned for \$1,000 budgeted to address the repairs
  - vi. Jason Rogers seconded the motion
  - vii. The membership unanimously approved \$1,000 to be budgeted and allotted for this repair
- f. Warren Heimbigner – Beach Table Umbrellas – they had deteriorated, so we bought new umbrellas that were cheap, not sure how long they will last, originals were \$119 at Costco;
  - i. Jim Rudisill: We have a problem that people aren't closing the umbrellas when not in use, which ruins/breaks them
  - ii. Beth Coira: We could put a reminder to close the umbrellas in the newsletter
  - iii. Anna Rogers: Are there signs? There are signs are on the umbrella poles reminding all to close them
  - iv. Karen Feyk: We bought new umbrellas at \$40 each with new bases this summer. We already lost 2 of the 6 because they weren't closed when winds came. We have some of the old ones in the shed that we were able to somewhat repair, in case of need. However, purchasing better quality umbrellas will help them last longer, along with reminding people to close them.
  - v. Tina Heimbigner motioned to purchase 5 better quality umbrellas
  - vi. Peggy Doering seconded the motion
  - vii. The motion was unanimously passed by the membership to purchase 5 better quality umbrellas, when on sale at a place like Costco, to have available
- g. Warren Heimbigner -- Bench seats on end of boat docks—They are in bad shape and need replaced
  - i. Skeeter Shaffer: Cheap wooden ones don't last very long
  - ii. Karen Feyk: We could buy long-lasting, durable all metal benches since the wooden ones deteriorate quickly
  - iii. Warren Heimbigner: Oak wood replacement is more expensive than buying new benches once you factor in all the other materials needed
  - iv. Tina Heimbigner: Motioned for up to \$1,400 to be allotted for benches, which should cover the purchase of metal benches
  - v. Bill Northrop seconded the motion
  - vi. The motion is unanimously passed by the membership to allot up to \$1,400 to replace the benches at the end of the dock with more durable metal benches

X. Other items

- a. Beth Coira: I wanted to report that my neighbor who isn't here had his mountain bike stolen from his house this summer, for everybody's awareness
- b. Bill Northrop: He's heard feedback from the community regarding issues related to his rental and is taking steps to address this

- c. Anna Rogers: Concerned about drug use, to include marijuana, on the beach; doesn't want her children exposed to this
    - i. Jason Rogers (who is in law enforcement): Marijuana is illegal on the beach, and in public spaces, it's only legal inside an individual's house
    - ii. Jake Stellmon: Drug use on our common property is also a liability to our HOA
    - iii. Trudy Mason: Perhaps we can issue a warning to people?
    - iv. Karen Feyk: We can also call the Stevens County Non-emergency phone number listed on the flyers mailed and taped to everyone's front doors with the rules
  - d. Peggy Doering: Concerned about behavior not conducive to family environment in common spaces this summer. Sometimes there is an issue with the behavior of guests that are around, though not with any homeowner present
  - e. Skeeter Shaffer: We all need to inform guests of the rules
  - f. Tina Heimbigner: Every one of us, as homeowners, is responsible to uphold rules. We all have each other's backs.
  - g. Paul Savage: Reiterated the rules related to no glass on the beach, and dog rules, which he just learned more about since he is a new dog owner
  - h. Bill Northrop: Guests without homeowners present has long been an issue and bad behavior
  - i. Frank Paulsen: As a new community member, I thought homeowners should be present with guests. What is the actual rule?
  - j. Karen Feyk: The real issue is who is using it versus who is abusing it. Guests can be there, but do homeowners know they are there, or how they are behaving?
  - k. Beth Coira: The rules apply to both members and guest. Guest misbehavior is also a liability for the homeowner. Invite guests to review the rules posted on the community bulletin board at the entrance to the beach. If they have a problem with this, refer them to the resort beach next door, where there is a day fee they can pay for beach access.
  - l. Nancy Wendelburg: We could encourage members to give their guests the guest parking passes to be displayed in cars. These were mailed in the spring
  - m. Paul Savage: Noted loud music at the beach, just need to be considerate of one another
  - n. Bruce Wendelburg: Concerned about spear gun use in the past, which is illegal, witnessed 12-year-old and younger children using spear guns with no adult present. Common sense can guide us when being considerate and responsible in common spaces.
- XI. Adjournment
- a. Tina Heimbigner motioned to adjourn the meeting
  - b. Linda Myers seconded the motion
  - c. The motion is unanimously passed by the membership
  - d. The meeting is adjourned

Minutes recorded by Elizabeth (Beth) Coira in the absence of Craig Walter, Secretary