

Shore Acres Estates Homeowners Association
Spring Membership Meeting

Date: July 4, 2020

Time: 9:00 am

Location: SAE Beach Picnic Table Area

- I. Welcome! Call to Order at 9:02 am by Tim Peterson, SAE President
 - a. Determination of Quorum (20 required) – Approximate 34 members households present
 - i. Procedure difference: Attendance checked off by Secretary and Vice President to avoid sharing of germs and pen by members due to COVID-19 pandemic.
 - b. We are conducting a short meeting, please social distance, wear masks as needed due to COVID-19.
 - c. Intro of present Board Members: Karen Feyk, Beth Coira, Warren Heimbigner (absent), Doug Gillette, Jason Longshore, Tim Peterson
- II. Voting Process Reminder: One vote per residential lot of members in good standing. File proxy designations with the secretary. (Bylaws Article IV, Section 6)
- III. Welcome New Homeowners: James and Faith McAllister (Block 8, Lot 11)
 - a. James McAllister is returning to the neighborhood after many years. About 37 years ago he helped to build Dock 2. Welcome back!
- IV. Fall 2019 Membership Meeting Minutes: Review & Motion for approval
 - a. Motion to approve: Karen Feyk
 - b. 2nd: Michele Peterson
 - c. Minutes unanimously approved
- V. Treasurer's Accounting Report: - Warren Heimbigner, the Treasurer is absent. Trustee Karen Feyk reports in his place.
 - a. Account Balances
 - i. Main Account Checking: \$13,584.52
 - ii. Savings Account: \$27,741.59
 - iii. Dock Account: \$60,245.06
 - b. Motion to Approve: Beth Coira
 - i. 2nd: Jason Longshore
 - ii. Treasurer's Report unanimously approved
- VI. 2020-2021 Proposed Budget: Review & Approval – Presented by President Tim Peterson
 - a. Not much has changed. This is our usual budget for basic maintenance activities.
 - b. Motion to approve: Greg Doering
 - i. 2nd: Katie Valenta, proxy for McCann
 - ii. Budget unanimously approved
- VII. Committee Reports:
 - a. Beach & Dock Maintenance – Rod Feyk
 - i. Skid Steer (a.k.a the Bobcat) is broken and not currently running. It's from 1953 and has required highly specialized mechanical skill from Rod and Skeeter to maintain over the years. We must currently assess whether to repair or replace it. It's old, the motor has hole in piston, it needs new motor, new starter was put in, it started leaking oil, there's cylinder compression issue, the piston motor is worn out. Concerned it could be up to \$7,000 to replace a motor in this old machine, which may then continue to have other serious problems. Rod is retiring from Maintenance Lead position after this fall. We could also look at a four-wheeler replacement for raking the beach, that more volunteers will be able to operate and maintain. Does anyone have a four-wheeler we could experiment with to try raking the beach?
 - ii. Membership questions and feedback
 1. Tim Peterson: Should we form a committee to identify a new solution?
 2. Jason Longshore: How much does a new four-wheeler cost?
 3. Brian Cornehl: I have four-wheeler I can bring out to the beach next time for us to try

4. Skeeter Shaffer: We need something that can move sand. A four-wheeler may not be as versatile of a machine than the Bobcat, which we also use to move anchors, docks, and more. Sometimes we need to move a large amount of sand up to maintain and reinforce the retaining wall.
 - iii. Tim: We will form a committee to explore and identify a solution
 1. Skid Steer Repair/Replacement Committee Volunteers: James Wheatley, Dave Byrnes, Rod, Skeeter, DeeDee
 - iv. Tim: Who can volunteer to be our new Maintenance Lead overall, that can also help investigate and lead the Skid Steer Committee?
 1. James Wheatley
 - v. Tim: Thank you Rod and Skeeter for major welding and repair to the ramp/dock on Dock 2.
 - vi. Tim: Thank you Rod for your service to Shore Acres Estates!
 - b. Boat Slip assignment – Karen Feyk
 - i. We have more boat slips rented out now than we ever have. We need a new volunteer to run the boat slip assignments, as Karen will be retiring at the end of this season.
 - ii. Jason Longshore will take on lead of boat slip management.
 - iii. Thank you Karen for your service to SAE for the last 8 years!
 - c. Website & Facebook – Charlie Parsons
 - i. Realtors are the only ones really reaching out through our website.
 - ii. Facebook seems to be the easiest way most community members are using for communication
 1. On Facebook, we try not to add personal stuff, but rather use it for association content
 - iii. Send him your ideas, photos, etc. for our web platforms.
 - d. Social Committee -- Katie Valenta
 - i. Sorry we couldn't have an Independence Day party due to the COVID-19 pandemic and restrictions on gatherings. Next year we will certainly plan a party when things are better. Let Peggy and me know your ideas. We hope everyone enjoyed the fireworks last night from the LLPOA.
- VIII. Old Business:
- a. Spring workday was canceled due to Covid19. Thank you Rod, Karen, Skeeter, Bruce and all for putting docks, tables, benches, ropes, etc. together for the community!
 - b. Thank you, Beth, for the full color newsletter and creating pride in our community.
 - c. Form Reminders: (on website and beach marquee)
 - i. Community Contribution Form – To document complaints / concerns
 - ii. Project Proposal Form – To scope out project ideas that requires SAE member funding
 - d. Reminder - Emailing Newsletters, Events, Meeting reminders is Saving us Time and Money
- IX. New Business:
- a. Election of New Board Members
 - i. Tim Peterson's position for Blocks 7 & 8 re-election
 1. Tim unanimously re-elected
 - ii. Warren Heimbigner's position At-Large up for re-election
 1. Warren unanimously re-elected
 - iii. Beth Coira's position for blocks 5 & 6 vacated. Thank you for your service to SAE!
 1. Shari Pope nominates Deanna Yamane
 - a. Unanimously elected
 - b. Association Liability Insurance - Review and asses coverage – Doug Gillette: Reviewed our insurance coverage and asset values. There wasn't much cost savings available. We currently have \$100,000 insurance on our docks, but not full replacement coverage, just for the actual cash value today. We've decided not to change the insurance policy at this time. When we replace docks, we will need to reassess the policy
 - c. Proposal: Lake mats to prevent weeds in the swim area – Travis Williams
 - i. Last fall at the membership meeting Travis brought this up and there was interest to create a proposal
 - ii. Concerned only 1/3 of swim area is being utilized due to weeds

- iii. 3 possible approaches: chemical treatment, physically cutting or pulling weeds which spreads the seeds, or installing a matting/barrier to curb growth
 - iv. Travis checked in with another neighbor using matting on his boat slip, Stevens County, and Fish & Wildlife
 - v. Travis has copies of a proposal for the membership for a removable, water and gas permeable lake mat solution. Cost: \$1596 for four 12x24 foot mats. Travis proposes to install them in spring, uninstall them in fall, and is able to store the mats.
 - vi. Deanna Yamane: Member of the LLPOA Lake Management District (LMD) which chemically treats the lake annually for invasive milfoil. Due to issues around the lake, requests we check with the LMD for any environmental concerns. She will facilitate contact for Travis.
 - vii. Motion to approve lake mat proposal funding, once cleared with the LMD: Shari Pope
 - 1. 2nd: Dave Byrnes
 - 2. Unanimously approved
 - viii. Implementation Plan – Travis: Once approved by LMD, he would like to order 2 mats now to install immediately this summer. Then he will follow-up and order the 2 additional mats to install next summer.
- d. Property Appearance Rule Update: As requested by the membership at the last meeting we have updated homeowner rules regarding property appearance. You will see this on the latest property rules document, mailed to you and posted on website and beach marquee, and noted in the recent newsletter.
 - e. Rule Reminders: Please inform your guest and neighbors of our rules. We have some issues this summer with people cutting through properties, smoking pot on the beach, speeding, and more.
 - i. Beth Coira: Reminder, it takes all of us here to be good stewards of our community. We are all empowered as homeowners to enforce the rules. Often times a friendly conversation is all that is needed. This is not always the situation. If you need to document an incident and to obtain further Board support, fill out the “Community Contribution Form” to file your complaint. It’s available on the website and beach marquee.

X. Membership Feedback

- a. Greg Doering: Are there any rules on gathering sizes on a single property? Specifically, during this COVID-19 pandemic?
 - i. Karen Feyk: The state phased opening guidance is included in our recent newsletter. In Stevens County we’re in phase 3, which means no gatherings more than 50 people.
- b. Karen Feyk: Use garbage cans to cleanup beach trash
- c. Greg Doering will be retiring soon and looks forward to volunteering to get more involved
- d. Travis Williams: issue right now with enough golf cart parking during busy holiday weekend.
 - i. Tim: Let’s all take a look to see what our options could be, provide your recommendations to James Wheatley, our new Maintenance Lead
- e. Tim Peterson: Not sure yet if we will have a fall meeting, depending on the public health guidance at that time. We may need to convene, however, for the skid steer issue. The Board will decide and let members know.
- f. Dave Byrnes: I’d like to apologize for the behavior of my grandkids and former renters. I’m back and I’d like to be more involved in the community.
- g. Brian Cornehl: There’s been a lot of traffic from Shore Acres Resort into our neighborhood. There is no signage on resort side of the gate. Concerned.
 - i. Deanna Yamane: Also concerned about lots of traffic through our neighborhood streets and beach from resort, people have been getting into our members’ boats
 - ii. Beth Coira: Should we put up signs on end of each street end letting people know this is a private community with no public facilities, just like we have on the side of our neighborhood next to the land conservancy?
 - iii. Tim Peterson: Let’s get together with neighbors to approach non-guests
 - iv. Greg Doering: resort guests are fishing off our docks
 - v. Skeeter Shaffer and Jim Rudisill: a lot of people ignore signs

- vi. Dave Byres: will talk to his son, who owns the resort, to let resort guests know not to cut through or use our neighborhood facilities

XI. Adjournment at 10:01 am

New SAE Board Members

- President: Tim Peterson
- Vice President: Doug Gillette
- Secretary: Deanna Yamane
- Treasurer: Warren Heimbigner
- Trustee: Karen Feyk
- Trustee: Jason Longshore

New SAE Committee Leads

- Boat Slip Captain: Jason Longshore
- Maintenance: James Wheatley
- Social: Peggy Doering & Katie Valenta
- Web: Charlie Parsons