

**Shore Acres Estates  
Spring Membership Meeting**

**Date: May 29, 2021**

**Time: 9:00 AM**

**Location: Beach Area**

**SAE Board Positions**

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

Present: Tim Peterson, Warren Heimbigner, Karen Feyk, Jason Longshore, Jason Rogers, Doug Gillette

Absent: None

**I. Welcome and Call to Order**

Welcome and call to order by Tim Peterson, SAE President

Determination of quorum – 20 members are required; 31 lot owners are present so a quorum is reached

**II. Welcome New Homeowners**

New association members were introduced by Tim Peterson – Jeremy & Kristen Day and Sean & Kathryn O'Connor; and Shawn & Summer Clegg.

**III. Spring 2020 Membership Meeting Minutes**

The Spring 2020 Membership Meeting minutes were introduced (due to COVID there was no Fall 2020 meeting)

- Motion to approve – Jim Rudisill
- Second – Peggy Doering
- Approved by membership

**IV. Treasurer's Report**

Warren Heimbigner introduced the Treasurer's report and went over the account balances:

- Main Account: \$10,674.96
- Savings Account: \$27,744.58
- Dock Account: \$66,567.40
- Total: \$104,986.94

The proposed budget for 2021-2022 was then discussed. Travis Williams pointed out that there was no interest income shown, and asked if a money market fund paying at least some interest had been considered. Warren responded that interest rates have been so low in recent years that an interest-bearing account had not been pursued. Travis also suggested that a wrap account, maybe including a cash component and a stock component such as an S&P 500 fund, might be appropriate. Warren pointed out that we will be proposing large expenditures for this year and fund balances will be drawn down significantly, so any changes to investments should probably wait until expenses stabilize.

Motion to approve the budget:

- Motion – Peggy Doering
- Second – Paul Savage
- Approved by membership

**V. Committee Reports**

Tim thanked Larry Coleman for raking the beach for most of the summer, picking up after Terry Boxleitner had an equipment breakdown.

**Maintenance** – James Wheatley

James and Brian did the beach and furniture setup this spring. James mentioned that the anchor for the swim ropes is too small. Travis Williams stated that dock 1 has moved 10 feet out of position. Karen said that the positioning of the docks will be discussed later in the meeting. She also mentioned that all the boat slips are currently taken.

**Website** – Charlie Parsons

Please share any photos with Charlie so he can post them to our Facebook page and/or website.

**Social Committee** – Peggy Doering and Katie Valenta

Peggy noted that no event was done last year due to COVID-19, and she and Katie have not met yet this year. She asked if the membership wanted to have an event this year, and it was so indicated. The LLPOA fireworks will be Saturday 7/3 so would that would be the day; she and Katie will begin planning and will watch Stevens County requirements to ensure it can happen.

**VI. Old Business**

No questions or issues were raised.

**VII. New Business**

**Loon Lake Land Conservancy**

The Loon Lake Land Conservancy recently bought 130 acres in the wetlands south of us, so that is now taken off market for new development. The LLLC also bought 42 acres to add to the Bill and Jan Shawl parcel that is already owned.

**Membership Dues**

Over the last few years annual dues have gone from \$150 to \$100 (for COVID relief) and back to \$150 for 2021. The topic of dues for 2022 was discussed. Current membership dues are adequate to cover our annual operating expenses, but many people felt that some portion of the membership dues should be directed toward the dock account. Currently all dock expenses are paid by boat slip fees. Since all members benefit from the docks (e.g., swimming, fishing, sitting on benches) the membership dues should participate.

Jim Rudisill felt that rather than raise membership dues we should look at generating income from the 40 acres of forested land we own. We thinned this property in the '90s and that netted about \$40K. We need to look at selectively logging that parcel again to manage the fire hazard. It was felt we need a timber management company not just a logger. Jim will get info on the names of who did the previous work for the fall meeting.

Motion to have Jim Rudisill look into the forest management issue:

- Motion – Greg Doering
- Second – Dale Holmes
- Approved by membership

Warren mentioned we're already taking in more than we need in membership fees; \$3500 more than budget. He felt we should leave membership fees alone and raise boat slip fees instead. Jim Rudisill proposed we table idea of raising membership fees until fall; they wouldn't take effect until next spring anyway. Travis Williams also felt we should look at the long-term for all investing.

Motion to table this issue until the fall meeting:

- Motion – Jim Rudisill
- Second – Skeeter Shaffer
- Approved by membership

**Skid Steerer**

The skid steerer (aka the Bobcat) that we use to rake the beach, position docks, and move sand is broken. Rod Feyk mentioned that the Bobcat is a dangerous piece of equipment and requires a skilled operator, so a 4-wheeler would be a better choice for us. We can sell the skid steerer for \$2-4K, and apply that to purchase of a 4-wheeler. Terry Boxleitner and Larry Coleman will rake the beach this year with their own equipment. Larry can provide his farm tractor if we need to move sand or dirt.

Motion to look for a 4-wheeler for \$5000:

- Motion – James Wheatley
- Second – Jim Rudisill
- Approved by membership

**Dock Repair**

Our three boat docks are all in need of some maintenance/repair. Tim noted each dock would cost \$150K- \$200K to replace so we should keep on top of their condition. Dock 2 is the oldest, built in the mid-'80s, and is need of extensive repair; but is the most stable since it's built on cedar logs. All three docks were built with untreated lumber, and all need resurfacing at a minimum. It was

proposed that Elite wood, a form of treated lumber used for decks, be purchased for the resurfacing. Given the current high price of lumber there was concern that it may not be readily available, but Warren indicated it was available through his supplier.

Motion to budget \$10K for Elite lumber for dock repair:

- Motion – Jim Rudisill
- Second – Peggy Doering
- Approved by membership

### **Dock Anchors**

Strong windstorms last fall and this spring moved our docks out of position. Karen and Rod Feyk proposed that we replace the existing anchors with heavier ones. We would position the docks where we wanted them before the new anchors were installed. In the process we would push dock 2 out to make a few new boat slips. These anchors would be usable on any new docks. The docks will have to be empty when this work is done, so the timeline is a question. The old anchors will be pulled up and left on the beach.

Motion to approve \$13K for new dock anchors:

- Motion – Skeeter Shaffer
- Second – Jim Rudisill
- Approved by membership

### **Dock Fees**

With the large expenditures just approved for dock repair (\$10K) and new anchors (\$13K) our dock account will be significantly diminished. Increasing boat slip fees was discussed as a way of building up that account. We currently take in about \$6800 in boat slip fees per year, so at the present rate it will take nearly 4 years to build replenish the account. The current fees are \$100 for the first slip, \$125 for the second, and \$150 for the third. The current fee of \$100 for the first slip was considered very reasonable. It was also felt that it's better to increase dues over time rather than in a large chunk. Given the cost of replacing our docks this is an important issue, and it was suggested a committee be formed to look at managing our docks from a long-term perspective.

After much discussion we concluded that the topic should be discussed again at the Fall meeting, when additional information will be available about dock funds actually spent and any possibility of income from logging.

Motion to un-table the previous motion to table discussion of membership dues until next fall.

- Motion – Bill Northrup
- Second – Travis Williams
- Approved by membership

New motion to raise membership dues \$25

- Motion – Bill Northrup
- Second – Travis Williams
- Approved by membership

### **Election of Board of Directors**

Blocks 1&2 representative

- Nomination of Doug Gillette to continue on board
- 1<sup>st</sup> – Karen Feyk
- 2<sup>nd</sup> – Jim Rudisill
- Approved by membership

Blocks 3 & 4 representative

- Jennifer Pearson volunteers; Doug Gillette nominates Karen Feyk
- Voting result – Karen Feyk 14 votes; Jennifer Pearson 16 votes

At Large representative

- Karen nominates Jason Longshore; Greg Doering volunteers; Travis Williams volunteers
- Clarified that this board position also manages the boat slips; Greg Doering withdraws his volunteer
- Voting result – Jason 22 votes; Travis 7 votes.

### **Audit**

Jason Longshore and Karen Feyk audited the financial accounts. The results were totally clean; they will review again in August.

Motion to approve audit:

- Motion - Jim Rudisill
- Second – Skeeter Shaffer
- Approved by membership

**Membership Rules** – Tim Peterson

The Spring mailing included updated rules for our community. Please pay attention to your property appearance and noise guidelines.

**VIII. Membership Feedback**

**Fireworks** – Jim Rudisill

Jim noted that we used to contribute funds to the LLPOA to put on the annual fireworks show. He proposed that SAE donate \$500 this year. After some discussion it was concluded that individuals should be encouraged to donate directly to the LLPOA.

**Sand on the Beach** – Chris Doering

Chris pointed out the sand on the beach has moved down toward the water, and asked if the sand could be moved back up. Karen mentioned that is an issue for the maintenance committee, so Chris will contact them.

**LLM District** – Lee Melish

Lee participates in the LLM district where much of the discussion is on aquatic weeds. We will never get rid of milfoil on the lake but need to continue to manage it, so he encouraged all members be aware of the problem.

**Reimbursement for Gas** – Karen Feyk

Karen made a motion to give Bob Casteel \$200 for gas for mowing the common areas.

Approved by membership

**IX. Adjournment**

Doug Gillette  
Secretary