

**SHORE ACRES ESTATES  
Fall Membership Meeting**

**Date: September 3, 2022**

**Time: 9:00 AM**

**Location: Beach Area**

**SAE Board Positions**

- President: Tim Peterson
- Vice President: Jason Rogers
- Secretary: Doug Gillette
- Treasurer: Holly Boxleitner
- Trustee: Jason Longshore
- Trustee: Jennifer Pearson

Present: Tim Peterson, Jason Longshore, Jennifer Pearson, Doug Gillette

Absent: Jason Rogers, Holly Boxleitner

**I. Welcome and Call to Order**

Welcome and call to order by Tim Peterson, SAE President

Determination of quorum – 20 members are required; 29 lot owners are present so a quorum is reached

**II. Welcome New Homeowners!**

Tim Peterson noted members new to Shore Acres Estates this year:

- Shannon Kries
- Kim Holcomb
- Sean and Jennifer Roberts

**III. Spring 2022 Membership Meeting Minutes**

The Spring 2022 Membership Meeting minutes were introduced

- Motion to approve – Karen Feyk
- Second – Bruce Wendelburg
- Approved by membership

**IV. Treasurer's Report**

Holly Boxleitner was not present so Jason Longshore introduced the Treasurer's report and went over the account balances (as of May 31<sup>st</sup>):

- Main Checking Account: \$9,979.15
- Savings Account: \$30,898.06
- Dock Account: \$52,557.15
- Total: \$93,434.36

Jason reported that he and Jennifer Pearson had completed their audit of the financial records, and all accounts balanced. Tim Peterson thanked Holly for a great job in taking over as treasurer, and Warren Heimbigner for his assistance during the transition. Tim also noted that all 2022 dues have been collected.

Motion to approve the budget:

- Motion – Karen Feyk
- Second – Bruce Wendelburg
- Approved by membership

## **V. Committee Reports**

### ***Dock 1 – Jason Longshore***

\$15,000 for dock 1 repair was approved at the Spring 2022 membership meeting. Jason and others will be working on the fingers of dock 1 this fall; the main run will be resurfaced next year. All bumpers and/or protective padding attached to the fingers should be removed when boats are taken out this fall. Any non-approved bumpers/padding will not be reattached as the fingers are completed. Work next year will begin in May.

### ***Dock 2 – Warren Heimbigner***

Warren will start work next March to complete the work on dock 2. \$5,000 was approved for this effort at the Spring 2022 meeting, and Warren felt this would be enough to finish the work.

### ***Dock 3 – Karen Feyk***

Karen reported that the hardware attaching the fingers to the main run on dock 3 is coming apart in many places, and encouraged boat slip renters to repair this when they notice it. Rod Feyk added that the process involved pulling up two boards, tightening the nuts, then replacing the boards. There are ½” nylon insert lock nuts (Nylocks) available in the beach shed that should be used to ensure bolts don't come loose in the future. Resurfacing of dock 3 will be on the agenda for next year.

### ***Watering and Garbage – Tim Peterson***

Tim thanked Bob Casteel for his volunteer work in watering and mowing the grass in the common areas and emptying the trash cans throughout the summer.

A motion was made to pay Bob \$200 for gas used:

- Motion – Rob Feyk
- Second – Bill Northrop
- Approved by membership

### ***Beach – Tim Peterson***

Tim thanked Terry Boxleitner who has dragged the beach each week this summer. Skeeter Shaffer proposed that we resume the spring beach cleanup day next year. We will communicate this via the Spring 2023 newsletter; Skeeter will be in charge of the cleanup.

### ***Website – Charlie Parsons***

Charlie has been maintaining our website for a number of years and is willing to continue unless someone else wants to do it. The website largely functions as an archive, containing newsletters, CCRs (Covenants, Conditions and Restrictions) and Bylaws; and appears to be used mostly by realtors. Our Facebook site has 141 followers, with 286 looks for the Fourth of July.

Tim Peterson mentioned that Beth Coira and Skeeter Shaffer suggested we add historic photos of Shore Acres to our website. If anyone has photos from the early days please contact Beth or Skeeter.

### ***Social Committee – Peggy Doering***

Peggy reported we had many people involved in setting up the Fourth of July events this year. The past few years we've had the activities on the beach. The Slip and Slide was popular this year, but some events didn't work out because of the weather. The Chuck a Duck was a big success again this year.

Covid and changes in lot ownership have gotten in the way of getting to know our neighbors. Peggy asked if the Social Committee could be doing more. Some ideas suggested were to have a dessert evening or serve pies at meetings.

## **VI. Old Business / New Business**

### ***Dock Anchor Update – Karen Feyk***

The new dock anchors are in place and paid for, with the project under budget. There are 14 anchors in the water (cost \$8900) and sand anchors attaching the docks to the beach (cost \$2000); so less than \$11,000 versus \$13,000 approved by membership. Skeeter Schaffer and Rod Feyk also reworked the ramps leading to the docks. The fingers will remain in the water over the winter, but Karen will need help this fall to disconnect the ramps for the winter.

### ***Forest Management Roadmap – Beth Coira***

Over the past two years we've discussed how best to manage the 40 acres of forest we own to the west of our development. Last spring Tim Peterson asked Beth Coira to develop a plan for managing this acreage.

Beth reviewed the progress that's been made this year. In April two employees from Washington's Department of Natural Resources assessed the state of our forest. They felt the overall condition of the forest was good, and identified some opportunities for cleanup to lessen fire risk, and some opportunities to open up this land for recreational purposes. For example, it could be used for hiking in the good-weather months, and snowshoeing in the winter.

Beth described a draft map for managing our forest, which consists of a Forest Health Plan and a Forest Trails Plan:

- The Forest Health Plan would start with a spring cleanup day next year, and have the DNR assess our land every 3 years. The DNR also has a cost-sharing program if we have to pay for major work. Based on the spring DNR assessment no urgent action is required for the forest.
- The Forest Trails Plan could begin this fall by identifying potential trails, and continue with a cleanup day next spring. The logical place to enter the property would be at the top of Robert Road where it meets South Loon Lake Road. Tools, such as chainsaws, loppers, shovels and weed eaters would be needed.

Beth then stressed the recreational opportunities we have with this land. With a little effort we will have a space our members can enjoy for years to come. For example, we can have organized nature walks for kids/adults looking at bugs and plants. The DNR will send a wildlife biologist for free to lead this. If people would like to volunteer for the cleanup or to provide tools please contact Beth. We also discussed if it were advisable to have a single workday for the beach cleanup and the Forest Trails cleanup next year. The general feeling was it was too much work for a single workday; we should have separate workdays and coordinate potlucks with the Social Committee.

### ***Non-Homeowners Using SAE Beach/Docks – Tim Peterson***

Tim described recent occurrences of non-homeowners using our beach and docks. One instance was guests from the farmhouse high up on the hill above the swamp, which is now a vrbo rental. The guests are coming through the conservancy area and using our docks. Tim talked to the management company and they were not aware that this was happening. The management company will clarify to guests that they don't have access to our properties. Another instance was young men coming from across the lake and walking through our property. Tim suggested we take a soft approach - if we don't recognize someone we should ask them what property they are with.

### ***Tree Heights – Tim Peterson***

At the Spring 2022 meeting Travis Williams asked if we had any restrictions on tree heights so as to preserve owners' views. Travis was not at the Fall meeting, but we did discuss the difficulties of codifying any restrictions. Peggy Doering participated in the update of our CCRs in 2013, and stressed it was not an easy process to change and approve these. Restrictions on the common areas is relatively easy for the board to manage; restrictions on the private property are much more complicated to police. The decision was made to table this topic until the next membership meeting.

## **IX. Adjournment**

Doug Gillette  
Secretary