

**SHORE ACRES ESTATES**  
**Spring Membership Meeting**

**Date: May 27, 2023**

**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 Rogers, Holly Boxleitner, Jason Longshore, Jennifer Pearson, 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!**

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

- Roy and Jody Cantu

**III. Fall 2022 Membership Meeting Minutes**

The Fall 2022 Membership Meeting minutes were introduced

- Motion to approve – Karen Feyk
- Second – Jason Rogers
- Approved by membership

**IV. Treasurer's Report – Holly Boxleitner**

Holly introduced the Treasurer's report and went over the account balances (as of May 22<sup>nd</sup>):

- Main Checking Account: \$8,867.32
- Savings Account: \$34,101.11
- Dock Account: \$50,443.88
- Total: \$93,412.31

Holly noted that the final receipts for Dock 1 have not yet been submitted so are not reflected in these numbers.

Holly then went over the proposed 2023/2024 budget. Taxes & Fees and Mailings now show more detail than before. Tim Peterson commented that financially our association is in great shape; the majority of the work on the docks has been completed and all accounts seem well funded.

At the Spring 2021 Membership meeting members approved an increase in 2022 association dues by \$25 annually with this increase to go into the Dock fund. This was done to reflect the fact that all members, not just boat owners, use the docks (e.g., for swimming, fishing, etc.) and should participate in the cost. With the Dock Fund in relatively good shape Warren Heimbigner proposed that we eliminate the \$25 fee for all of our 64 lots.

Discussion followed on the best way to approach dock funding – keep building up the fund at a slow pace over time, or wait until an adverse event occurs and assess all lot owners at that time. Tim Peterson noted that the docks are a community resource, so if a dock fails everyone will be assessed. Karen Feyk agreed, and pointed out that each lot owns 1/64<sup>th</sup> of the docks, and will be assessed if we have to replace a dock. Everyone is an owner whether or not they have a boat slip.

Greg Doering pointed out that the Dock 2 substructure is primarily logs, which will become waterlogged over time and eventually fail. Its remaining lifetime may be as little as 5-10 years, when we'll have to replace with floating pontoons. We should plan for this eventuality and manage the dock fund accordingly.

Motion to reduce association dues by \$25 for all lots:

- Motion – Warren Heimbigner
- Second – Skeeter Shaffer
- Not approved by membership; dues will remain at \$175 annually

Motion to approve the 2023/2024 budget:

- Motion – Jerry Morris
- Second – Deanna Treichel-Yamane
- Approved by membership

## **V. Committee Reports**

### ***Boat Slip Captain – Jason Longshore***

Jason reported one slip is available on Dock 2; one will be opening up on Dock 3. Talk to him if interested.

Jason has a supply of blue adhesive stickers that are supposed to be placed on boats in our slips to readily identify those that belong to members. Jason has not been handing them out, and asked if there were a need to continue with them. Conclusion was that the decals do help, so Jason will hand out decals to anyone who requests one.

### ***Dock 1 – Jason Longshore***

Jason reported that Dock 1 resurfacing was completed Friday just before Memorial Day weekend! Boat slip users are responsible for adding any protective bumpers to their slips; just no carpet, firehose or tires. Tim Peterson congratulated Jason and team (Jason, Penny Longshore, Paul Savage, and others) on the nice job on Dock 1, and noted that the work should come in under \$10,000. This is substantially under the \$15,000 approved by membership at the Fall 2021 Membership meeting.

### ***Dock 2 – Warren Heimbigner***

Warren reported that work on Dock 2 was almost complete; hopefully that dock will last another 20-30 years. A round of applause for Warren, Tim Peterson, Terry Boxleitner, Jeff Roberts and others who worked on that dock restoration.

### ***Dock 3 – Tim Peterson and Skeeter Shaffer***

Tim and Skeeter reported that one of the floats in Dock 3 is full of water and needs to be replaced. A motion was made to allocate \$1,000 to replace this float:

- Motion – Karen Feyk
- Second – Holly Boxleitner
- Approved by membership

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

Peggy thanked Katie for her hard work on last year's Fourth of July events. Katie mentioned that the Slip-and-Slide in particular was a very popular event. Events this year will be on Monday July 3<sup>rd</sup>, but Katie will not be available that day and Peggy will only be there only part of the day. Karen Feyk has offered to help with the event planning, but more volunteers are needed. Please contact Peggy or Katie if you're willing to volunteer.

### ***Website – Charlie Parsons***

Charlie has been maintaining our website for a number of years. The website largely functions as an archive, containing newsletters, diagrams, CCRs (Covenants, Conditions and Restrictions) and Bylaws; and appears to be used mostly by realtors. The URL for the website is [www.shoreacresstates.weebly.com](http://www.shoreacresstates.weebly.com). Our Facebook site gets more traffic than the website, with 175-250 hits each update. A suggestion was made at a prior membership meeting to add historical photos of Shore Acres to our website. Tim Peterson asked if any historic photos had been added; Charlie replied not yet. If members have such pictures please forward to Charlie.

### ***Forest Conservation – Beth Coira***

At the Fall 2022 Membership meeting Beth presented a plan for building a system of trails in our 40 acres of forest. The day after that meeting members surveyed the land and marked boundaries. In October signs were put up around the 40 acres, clarifying that the land was for members' use only. There is now over one mile of trails, laid out in three loops – easy, moderate, and difficult – with a new access at the top of Robert Road. Logs were used to delineate the border of the entrance. The trails are marked with orange tape, and red arrows all point uphill to aid in navigation (so walk against the arrows to return to the entrance).

The trails go to the top of the hill, and can be used for hiking or similar activities. No motorized vehicles are allowed. The trails are narrow and have minimal impact on the vegetation, so will help maintain the health of the watershed and help soil retention. We plan to have the Washington State Department of Natural Resources participate in a walkthrough evaluation every three years. We will need more volunteers to help keep the paths clear. Tim Peterson asked Beth who had volunteered in the past; Beth will provide Tim with a list.

Beth hopes that this forest getaway will be enjoyed through future years. Tim thanked Beth for her leadership in developing this community resource, and assured her we will continue those efforts. Beth will lead a walk through the trails after the meeting for anyone interested.

There was additional discussion on the rules of engagement for using this forest land. Some members felt the posted rules were too restrictive, unduly limiting use of the land to just a few activities. Others noted that the trails were just the start; other activities would be permitted over time. Holly Boxleitner pointed out that the posted rules had been reviewed by our insurance agent last fall to see if there were any liability issues, and were approved. Skeeter Shaffer suggested we decide what activities should be supported, run that by our insurance agent, then create new signs as appropriate. Deanna Treichel-Yamane suggested we table this discussion until the fall after members have had a chance to see the forest and think about other activities.

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

### ***Watering, Mowing 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 – Karen Feyk
- Second – Jason Longshore
- Approved by membership

### ***Beach – Tim Peterson***

Tim thanked Terry Boxleitner who has dragged the beach each week this summer. Terry mentioned that occasionally members leave items on the beach, which Terry has to move before raking, so don't get upset if they're moved. He also thanked Rod Feyk for winterizing the ATV.

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

Blocks 1&2 representative

- Nomination of Doug Gillette to continue on board
- 1<sup>st</sup> – Warren Heimbigner
- 2<sup>nd</sup> – Holly Boxleitner
- Approved by membership

Blocks 3&4 representative

- Nomination of Jennifer Pearson to continue on board
- 1<sup>st</sup> – Holly Boxleitner
- 2<sup>nd</sup> – Greg Doering
- Approved by membership

At Large representative

- Clarified that this board position will fill the role of Boat Slip Captain
- Nomination of Jason Longshore
- 1<sup>st</sup> – Skeeter Shaffer
- 2<sup>nd</sup> – Greg Doering
- Approved by membership

## **VII. Membership Feedback**

### ***Dogs on the Beach – Warren Heimbigner***

Dogs off leash in the beach area has been a persistent issue over the years. We do have rules about dogs being leashed in common areas, but those are often not followed. Warren felt they should be enforced. Terry Boxleitner also felt this was a problem, noting that in the past his leashed dogs have been attacked by unleashed dogs.

### ***Respecting Conservancy Property – Terry Boxleitner***

Terry noted that someone is dumping yard waste on the conservancy property to the south of us, but is not sure if it's members or someone else doing it. Last year kids were building forts on the conservancy land. Our association really needs to respect the conservancy's land, and do our part in supporting them.

### ***Enforcing SAE Rules – Tim Peterson***

Tim suggested that if there is a problem with someone not following rules to grab a board member to talk to them. If the behavior is illegal contact the County Sheriff. Larry Coleman reported that he had confronted a group from across the lake who were riding motorcycles through our woods, and didn't feel he needed multiple people to support him. Conclusion was that members should call out bad behavior when it occurs.

Bill Northrop noted that he is a member of the Liberty Lake Homeowners Association, and that there is increasing pressure to control general public access of their community areas. There are also more instances of members not abiding by the HOA Covenants, Conditions and Restrictions (CCRs). Bill noted that the Liberty Lake HOA had created a \$3,000 legal fund that the HOA president could use for a lawyer to draft letters to those not abiding by the rules. Bill stressed that our community could easily face more pressures like this.

### ***Dam Controlling Loon Lake Water Level – Deanna Treichel-Yamane***

Deanna is on the board of the Loon Lake Property Owners' Association, which has past involvement with the dam controlling the water level of the lake. Deanna reported on the history of this involvement, and described the current issues.

The dam is located north of the public boat launch ramp. The dam was originally built to cap high water levels to prevent flooding of the nearby meadow. Shortly thereafter other lake residents expressed concern about water levels being too low. In 1950 a court order established that the Supervisor of Hydraulics of the state Highway Department was responsible for controlling the lake level. Assessments were made for property owners around the lake. That continued until 1979 when responsibility for managing water levels was transferred to the Department of Fish and Wildlife. At that point the assessments ended.

There have periodically been problems with the dam the since then. In 1985 the President of the LLPOA notified the county commissioners of issues with the dam. The county commissioners paid two-thirds of the cost to correct them; the LLPOA paid one-third of the cost. Since 1985 the dam has not been maintained. In 2017 the dam was blocked with debris and was cleared by volunteers. In 2020 the Department of Ecology got involved and noted that the dam was in disrepair.

Today, in 2023, the dam needs \$100,000 to repair. There is still no agreement on who is responsible for these repairs. An assessment on property owners is more than likely, and would be targeted at waterfront properties. Additional information will be available on the LLPOA website. Bill Northrop noted that Loon Lake has the smallest watershed of any major lake in the state, which makes the lake quite vulnerable to changing water levels.

### ***Loon Lake Property Owners' Association – Deanna Treichel-Yamane***

Deanna said the LLPOA newsletter will be out in the next week. Upcoming events include:

- June 3<sup>rd</sup> Chipper Day
- June 24<sup>th</sup> Dock Demolition at 9 AM at the Public Launch
- July 3<sup>rd</sup> Independence Day Fireworks
- July 7<sup>th</sup> LLPOA Annual Meeting at the old schoolhouse

Deanna is chairperson of the fireworks display this year, and reported that the event never covers its costs. She encouraged our members to donate to help fund this event.

Deanna also mentioned that she and Lee Mellick are on the Lake Management District steering committee. There are invasive plants in our lake, and Deanna advised boatowners to clean weeds from and hose down their boats when leaving the lake. Tim Peterson asked if there would be any weed spraying this year; Deanna replied there would be – curly-leaf pondweed first and then milfoil.

## **VIII. Adjournment**

Doug Gillette  
Secretary