

**Shore Acres Estates
Fall Membership Meeting**

Date: September 4, 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: Jason Longshore
- Trustee: Jennifer Pearson

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

Absent: Jason Rogers

I. Welcome and Call to Order

Welcome and call to order by Tim Peterson, SAE President

Determination of quorum – 20 members are required; 27 lot owners are present so a quorum is reached

II. Voting Process

Tim Peterson reviewed the general approach to voting on motions at our meetings. Only one person should vote per property. Because we're using voice voting it's hard to tell if more people are voting than should be; preferably we'd be using paper ballots. Major issues that can't be resolved at the meeting should be tabled and brought up again at the next meeting to allow time to research and communicate results to the membership.

III. Spring 2021 Membership Meeting Minutes

The Spring 2021 Membership Meeting minutes were introduced

- Motion to approve – Karen Feyk
- Second – Jim Rudisill
- Approved by membership

IV. Treasurer's Report

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

- Main Account: \$18,951.13
- Savings Account: \$30,895.62
- Dock Account: \$62,114.89
- Total: \$111,961.64

Warren reported that \$7-8K of the approved \$10K for dock 2 repair will have been spent by next weekend. There will probably just be enough money remaining to finish the repair work.

Motion to approve the budget:

- Motion – Jim Rudisill
- Second – Karen Feyk
- Approved by membership

V. Trustees Audit Report

Jason Longshore reported that he and Jennifer Pearson had completed their audit of the financial records, and all accounts balanced.

VI. Committee Reports

Tim Peterson thanked Larry Coleman for raking the beach for most of the summer, and Chris Doering for pulling the sand further up on the beach. Larry mentioned that he hasn't done it alone – many people have helped, including Skeeter Shaffer and Terry Boxleitner helping keep the beach picked up.

Maintenance – James Wheatley

James is still looking for a 4-wheeler; they are hard to find for \$5K. Since we're looking for a used 4-wheeler he feels there really should be 2 people evaluating any prospective purchase. That second person needs to have an open schedule since listings usually go very fast. Larry Coleman and Terry Boxleitner volunteered to help evaluate any purchase.

Boat Slips – Jason Longshore

There are 2 shallow slips available. Karen Feyk pointed out that we will be moving dock 2 out further into the lake when the new boat anchors are installed, so all boat slips on that dock will be deeper.

Website – Charlie Parsons

There have not been many recent updates on Facebook, but Charlie is trying to add something on the recent wildfires. The website appears to be used mostly by realtors. Please share any photos with Charlie so he can post them to our Facebook page and/or website.

Social Committee – Laura Daniels

The Independence Day events this year were well attended; there were more than 100 participants over the 2 days. The Chuck the Duck competition netted about \$250 which will be added to the association's funds. Next year also should be well attended since the 4th of July is on a Monday so it'll be a long weekend.

VII. Old Business

No questions or issues were raised.

VIII. New Business

Dock Repair Update – Warren Heimbigner

Dock 2 is 70% done; it should be 80% by next weekend. However, it's late in the season so we may not completely finish the work this year. We've had a number of great volunteers – Travis & Jenna Williams, Terry Boxleitner, Jeff Roberts, and especially Tim Peterson who has partnered with Warren since starting the project a year ago. And a thank you to Skeeter Shaffer and Karen Feyk for the lunches and advice.

Warren thought there was about \$1,500 remaining of the \$10,000 approved for dock 2 repair. This work should extend the life of the dock another 10 years. Docks 1 and 3 also need work, but it'll be much simpler since they only need to be resurfaced. Skeeter Shaffer, and Rod & Karen Feyk reengineered the ramps to the docks so they'll be more level with the dock surface.

Dock Anchor Update – Karen Feyk

The new dock anchors are scheduled to be installed the week of September 20th, so all boats should be out of the water or arrangements made to move them as needed. Each dock will have 6 anchors, held by chains and stakes. Knight Dock will come back next spring to adjust the anchors for the higher water. Jason Longshore asked if more mats could be added for weed control as the docks were pushed out. Karen said that the mats were personal items added by the person renting the slip; it would be cost prohibitive for the association to put mats under all the docks. She also added that the bumpers and protective padding on the slips were the individual's responsibility. When the fingers on dock 2 were rebuilt the team did not replace bumpers that were in poor condition. Carpeting and fire hose should not be used to line the slips because they get wet and will rot the wood on the fingers.

Forest Management – Jim Rudisill

Jim contacted 4 companies to see if they were interested in helping manage our 40 acres of forest. Only two responded; 40 acres is just considered too small. The two companies that responded were Timber Capital Management and Northwest Management. Jim's impression was that Timber Capital Management was more driven by the money from an initial harvest, whereas Northwest Management was more interested in longer-term management of the land. Both proposals would help mitigate the fire hazard and probably net some money for the association.

The Timber Capital Management proposal would harvest about 2/3 of the trees, leaving a thinned stand of mostly pine. This approach would primarily be for fire mitigation. TCM would charge a flat rate of \$5,000, paid on completion of milling.

The Northwest Management proposal would involve an initial timber harvest to remove dead, dying and diseased trees as well as mature trees in areas previously harvested. Once the harvest is completed a regular thinning and pruning program would be started. NWM's recommendation would leave a mixture of Ponderosa pine, Douglas fir, and western larch. NWM would develop a management plan (for \$2,000-\$2,500) and perform the timber harvest. It is possible that the Department of Natural Resources

(DNR) would share expenses of thinning, pruning and planting, but they do require a management plan. It's also possible that NWM would take the cost of the management plan (about \$2,500) out of the timber harvest rather than requiring it up front.

Jim recommended going with the Northwest Management proposal, with an initial harvest to thin the area out followed by a long-term plan to manage the land. He felt the initial cutting should be done next spring because of the dry condition of the forestland right now, with the slash removed next fall. Because this work would be done under contract he recommended that the board be given the authority to make the decisions on these proposals.

Brian Cornehl has participated in a lot of cost sharing programs with government agencies, and said that most programs provide reimbursement after you complete the work. He cautioned that involving the DNR may result in additional requirements on how we manage the land. If NWM has prior experience working with the DNR they may help manage the cost-sharing plan.

Motion to give the board authority to make decisions on forest management proposals, with a maximum expenditure of \$5,000:

- Motion – Brian Cornehl
- Second – Jason Longshore
- Approved by membership

Boat Slip Dues – Jason Longshore

One of the topics discussed at the Spring Membership meeting was the possible need to raise boat slip fees. Jim Rudisill pointed out that we currently have over \$100K in our three accounts, and we may also realize some revenue from timber harvesting. Warren Heimbigner added that we approved raising membership dues by \$25 at the Spring meeting, so maybe we don't need to raise boat slip fees at this time at all. Since there was no clear need the topic was not discussed further, and can be brought up in the future when we have more information on timber revenues and repair costs for docks 1 and 3.

Updating Our Covenants, Conditions and Restrictions (CCRs) – Tim Peterson

There have periodically been problems with the renters of properties within Shore Acres Estates. The current CCRs allow rentals of 60 days or longer; they do not allow short-term rentals. Tim asked if we should consider amending the CCRs to prohibit rental properties.

Karen Feyk was involved in writing and recording the current CCRs and provided some background. In 2007 rentals were not allowed, but that was changed in 2013 when the 60-day rule was added. The cost of changing the CCRs is small, just type them up and submit, but 67% of the membership has to approve the changes and that is hard to get done.

It was generally felt that rentals were not a major problem so no action will be taken at this time.

HOA Bookkeeping Service – Tim Peterson and Warren Heimbigner

Warren said that he will not be on the board next year, so will no longer be the Treasurer, and felt the bill-paying responsibilities should go to a bookkeeping service that is licensed and bonded. Warren did not know the costs of this service. Larry Coleman said that bookkeeping can be expensive; his church was quoted \$500 per month. Jennifer Pearson volunteered to move into the Treasurer role next year to replace Warren; she indicated she can be bonded.

IX. Membership Feedback

Funding for Dock 1 Repair – Karen Feyk

We are nearing completion of the repair work on dock 2, which unfortunately had to be done during the hot days of summer, and plan to work on dock 1 next year. Karen pointed out that if we approve funding for dock 1 repair at this fall meeting then the work can be started and possibly completed before the start of summer. Warren felt having a small team worked well for dock 2 repair because of the complexity of the work. A larger team would be appropriate for dock 1 repair since it's just resurfacing and there should be no substructure repair. Terry Boxleitner and Larry Coleman volunteered to help as needed. Tim said that Jason Longshore and Jason Rogers from the board would coordinate the work.

Motion to spend up to \$15K for dock 1 repair:

- Motion – Karen Feyk
- Second – Jim Rudisill
- Approved by membership

Replace Picnic Tables – Tim Peterson

The 5 picnic tables on the beach are aging and in need of replacement. Laura Daniels pointed out that the old tables should have a lifetime guarantee, so it's possible we could replace them that way. Laura will see if that guarantee is a possibility.

Rules on the Beach – Larry Coleman

Larry noted that many people on the beach were not following the association rules (this has been a perennial problem). This includes our members and guests, and possibly people coming over from the resort. It might be appropriate to call people out on the rules, but that might promote conflict. After some discussion we concluded that the rules should repeatedly be stressed in all our mailings.

Laura Daniels said that Jim Byrnes at the resort has parts to fix the fence separating our properties, but needs some help to pull the fence out. James Wheatley volunteered to help, and Larry Coleman will help with his tractor. Brian Cornehl will also help and asked if the fence can be extended to keep the resort dogs from coming onto our property. Past attempts at extending that fence have involved pouring a concrete footing as close to the water as possible, but you can't get out far enough. Pounding a post in without using concrete might work.

Paddleboat on Beach – Karen Feyk

The blue and white paddleboat on the beach appears to be abandoned. Larry Coleman said that the boat was found in the middle of the lake, but no one had reported it missing to the authorities. Terry Boxleitner volunteered to take it.

X. Adjournment

Doug Gillette
Secretary