

Minutes

Annual Meeting of the Membership of the Kiwanda Shores Maintenance Association (KSMA)



June 6, 2026, 10:30 am

FOLLOW-UP TASKS

- Current board members were approved to serve for another year.
- Linda volunteered to serve as a board member for the coming year.
- A dumpster will be made available in the Fall for homeowner clearing unwanted vegetation (including Scotch Broom) from properties.
- A capital budget (separate from operating income and expenses) will continue to be maintained.
- Doneg will research whether a “beach access / street access” sign indicating the walking path route between the dune grass plantings can be placed in front of the KSMA beachfront lot.
- KSMA board members in attendance:
 - Susan Peggy Kaye
 - Doneg Paul S (online) Ray (online)
- Overall, KSMA members in attendance:
 - 6 board members (4 in-person; 2 on-line)
 - 8 other Kiwanda Shores owners on-line
 - 22 individuals signed-in, with a total of approximately 33 individuals in-person (with some in-person attendees having submitted proxies)
 - 44 individual members submitted proxies
 - Lot owners representing 20% of the 173 lots are required for a quorum; a sufficient number were in attendance or provided proxies to meet the quorum threshold
- Annual meeting
 - The 2026 KSMA Annual Meeting is the second annual meeting being held on the new KSMA annual meeting date, which is the first Saturday in June.
 - The meeting was broadcast on Zoom (in listen mode for online attendees)
- Presentation by Susan, KSMA Board President
 - Printed copies of the “KSMA Spring 2026” presentation were made available to attendees
 - The document will be available on the KSMA website for reference
 - Susan provided an overview of the activities that occurred over the past year
- The meeting agenda included a review of the following. Refer to the KSMA Spring 2026 presentation for greater details on the topic:
 - Board Member introductions
 - Vote on renewal of Board Member terms
 - Call for volunteers
 - 2024 – 2025 accomplishments
 - Re-introduction to our KSMA Website (same URL)
 - Fire and safety
 - Finances, budget and expenditures
 - Roads and maintenance
 - Architectural Committee
 - Tillamook County Short-Term Rental (STR) issues and rules

- Dune grass pilot project
 - Updates on Astound fiber internet
 - Feral cats
 - Q&A
 - Addendum
- Board Members in attendance were introduced, and KSMA membership voted to approve the extension of their terms for another year.
 - In response to a request for additional board members, Linda Meinig volunteered to serve on the board of directors.
 - Susan reviewed the KSMA accomplishments for the past year. These are outlined in the “KSMA Spring 2026” presentation and include:
 - Astound contract approved and a second internet service was made available to KS owners with no installation cost.
 - Travis continues to maintain and refine the KSMA Website.
 - Paving project on Sea Swallow and Neptune was completed.
 - Architectural Committee continues to be led by Jeff and is providing timely reviews of applications for new construction (3) and exterior improvements.
 - An initiative was undertaken to control the growth of a feral cat population in Kiwanda Shores.
 - Email communications with Kiwanda Shores members continues to expand, supplementing mailings.
 - Chief James Oeder provided an update on fire safety issues. In response to questions, Chief Oeder committed to researching the recommended distance to cut back dune grass from homes. (The state materials provided suggest 10 feet, as did firefighter Dave Halley.) Please let all your friends, family or renters know that NO FIREWORKS are allowed. Neskowin has a special permitted show this year.
 - KSMA finances were reviewed by Treasurer Peggy. Information on account balances,, the first quarter 2026 income, and expense figures were presented. A capital budget (separate from operating income and expenses) will continue to be maintained. Peggy has worked to invest the KSMA funds in fully insured but higher-yield accounts. Susan agreed to work on updating the Reserve Report. KSMA does not expect any upcoming capital expenses, bar emergencies or accidents, such as complete failure of a gate. Our gates are our biggest capital investment beyond our roads.
 - Scott and Paul B confirmed that there are fencing supplies (rails and posts) on the premises for use in repairing perimeter fences.
 - The Memorial Day yard debris clean-up was successful. A dumpster will be made available in the Fall.. A reminder was given to not pile debris above the rim; we are charged extra for that.
 - Short term rental (STR) licenses continue to be available without being subject to a County-imposed cap, resulting in the removal of five Kiwanda Shores properties from the STR license waitlist. Homeowners were encouraged to maintain their trash cans in a secure enclosure and ensure that the cans are not overfilled. Owner phone contact information is posted on rental properties and often serves as the best route for getting issues addressed (such as improper parking and exposed trash).

- The dune grass pilot project continues, with the three goals of: (1) protecting the foredune in front of the KSMA-owned beach-front lot; (2) maintaining views of the ocean for the beach front homes; and (3) facilitating access to the beach by developing a more gradual slope from the upper dune to the lower beach. An additional planting occurred in February of 2026. A suggestion was made to plant native dune grass rather than European varieties that are common within Kiwanda Shores.
- A discussion took place about sand removal from the Kiwanda Shores beachfront lot and about permits for beachfront owners. Paul Gulick coordinated the required permit in the past, which took much time and work. He is selling his home and will no longer be doing that. That 5-year community-wide permit expired and it became clear that it would not be extended, no matter what. The only recourse is for individual homeowners to apply for “emergency” sand removal permits. However, that must happen within a certain time of year; now has been deemed too busy with visitors and owners must wait or remove the sand by hand.
- Roads and Maintenance
- Scott (with the support of Linda) has continued to support the work of the board in coordinating the maintenance activities in Kiwanda Shores.
- Astound Fiber
- The Astound representative, **Clint Redding | 971-421-3679 | clint.redding@astound.com**, was not able to attend the meeting as planned. The details of their latest offer are appended to these minutes. Clint represents “white glove service” for Kiwanda Shores; do not call their 800-number to sign up. Several members present indicated that they were happy with the service and noted that the Spectrum office in Tillamook is closed for returns of their equipment.
- Feral Cat situation
 - Kaye outlined the situation with the feral cats and the steps taken. The only humane solution is the trap, neuter/spay, and return approach that was done by a local non-profit. Such cats have a flat cut across the top of their ears. Homeowners are highly recommended to block off their entries to crawl spaces where the cats and other animals can take up residence. Kaye has been using rosemary and citrus-scented items to deter the cats from her deck. We’re still evaluating the effectiveness of this method. Any other suggestions would be greatly appreciated.
 - Additionally, if you know a farmer or someone who would be willing to accept feral cats or cats on their land, you could trap them, relocate them, and then hand them over to the owner who has already expressed their willingness to care for them.
 - As a reminder, all cats with clipped ears are spayed, neutered, and vaccinated.
- General Q & A Session
 - A request was made to consider placing a “beach access / street access” sign in the path running between the dune grass plantings in front of the KSMA lot on Ocean Drive.
 - A homeowner asked what the procedure is for addressing cars parked in violation of KSMA rules. Susan commented that the Board has the authority to field requests for towing from homeowners to make a decision on the proper action to take. Use the Contact Us form on the website to initiate the process. “No Parking” signs can be printed from the KSMA Website.
 - If a rental property is involved, you can call the number listed on the sign.
 - A request was made to address lights on the outside of homes that are not downward focused. The lights are disrupting the night views of other residents.

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