

News

shelter bay community, inc.

June 2018





Safety Fair

June 5th— 6:30pm

Shelter Bay Clubhouse

Join your fellow Shelter Bay residents to hear about the safety of our community and plans for front gate, storage lot and marina. Also learn about options for security and safety of family, home, RV and boats. We will have speakers from Swinomish Police Department and Fire District 13.

Representatives from Community Emergency Response Team, Ham Radio, and Map Your Neighborhood will participate. Best Buy of Mount Vernon will have a table full of security options for home, RV and boat with and without internet service. Information on phone alert apps, Red Cross First Aid Classes and free educational classes.



JUNE POOL HOURS

Until school is out, lower pool hours will vary with pool attendant schedules. Check the website or the pool entry gate for details.

Upper pool hours remain 9:00am—10:00pm daily.

We are looking for anyone in the Community with First Aid and CPR Certification to join the Pool Guard Team for the Summer. For anyone willing to work as a pool guard for Shelter Bay, but who does not currently have the required certifications, Shelter Bay is willing to sponsor CPR and First Aid classes for dedicated applicants. Please contact the Office at 360-466-3805 if you or someone you know is interested in the position.

Here's what's inside

President's Message	2
Board Action Items	3
Manager's Article	4
Calendar of Events	11

Shelter Bay Office Closures

Friday, June 1st—In Service Day
Monday, July 2nd—In Service Day

ANNUAL SHREDDING DAY

Saturday, June 2nd from 9-11:30am

Residents can bring materials to be shredded from 9-11:30am. NO plastics, metal binder clips or 3-ring binders, please.

ANNUAL SHELTER BAY GARAGE SALE

- Saturday, June 9th from 8am-5pm
- Maps of participating residents will be available at the clubhouse
- Shelter Bay Chorus will have a bake sale & sell a hot dog lunch at the Clubhouse
- To participate sign up at the office before June 7th at 12noon. The cost is \$5.00 which covers the advertising and maps

Get rid of unwanted items and make a few \$\$\$

PRESIDENT'S MESSAGE—ANNE HAYS



Status of new Master Lease Proposal. I thought it would be useful to provide a summary of the negotiation process over the course of the last fourteen months. It was on

April 24, 2017 that Shelter Bay delivered its formal response to the Swinomish Indian Tribal Community's (SITC) best and last offer for a new Master Lease between the Swinomish Tribal Landowners and Shelter Bay.

In the months following the formal offer from the SITC, Shelter Bay performed its due diligence to carefully analyze the real-life implications that would arise from the implementation of the new Master Lease as proposed. It was in this process that we uncovered a fundamental flaw with the proposed Master Lease respective to the subleases currently held by the current SB residents. In short, the current subleases for Shelter Bay lots provide for the continuance of that sublease even if a new Master Lease with differing terms is approved. This will not allow Shelter Bay Company to be able to comply with the rental terms of the new Master Lease were we to agree with the SITC's proposal.

When we had confirmation on the meaning of this sublease clause from our legal team, we met with the Tribal Senate's Negotiating Committee to brief them on the issue; relaying, that through no fault of either party, we have a shared problem requiring a shared solution. As presented at our April 2017 Town Meetings, Shelter Bay proposed an incentive for current sublessees to sign a new sublease which included the grandfathering of rent under the current Master Lease until the sale or transfer of the sublease. This proposal was called Master Lease 2.0. Shelter Bay representatives have met with Tribal representatives four times since last April, with the last meeting being held this February, to explain our proposal and provide the Tribe with the tools to analyze the ramifications of the proposal on both parties. We remain eager to receive the SITC's formal response to our Master Lease 2.0.

Additionally, in the course of our due diligence, we had our economic consultants determine the real-life cost implications of the SITC's new Master Lease proposal. When modeled using the SITC appraisal methodology, rent proposal and assumptions, their analysis indicates the escalating rent required to meet the annual Master Lease payment would be unsustainable and likely result in the default by Shelter Bay Company.

To address this scenario, we developed a Sustainability and Equitability proposal. Given the uncertainty of financial and economic factors 75 years into the future, this would allow market forces to be the arbitrator of a sustainable agreement. It is Shelter Bay's position that ensuring the sustainability of the lease is mutually beneficial and requires a shared approach serving the interests of both parties. The Sustainability and Equitability proposal would recognize market stresses to indicate when rents were out of alignment with comparable markets and provide a mechanism for the parties to reopen the agreement in light of the real market conditions. The proposal would work similarly to protect both parties. Should interest rates rise in the future, the 7% rate of return proffered by the Tribe may prove to not be in line with actual market conditions for the rental of residential real estate.

So here we are. The current real estate market in Shelter Bay is following that of our neighbors and is vibrant. The Board's re-commitment to renewing the Community's infrastructure is underway. Did I happen to already have mentioned that we live in the most beautiful and wonderful community in the State, at least in my opinion. Enjoy the beginnings of another unbeatable Northwest summer.

Annual Membership Meeting/Election Results May 19, 2018

Total Possible Member Votes	854
Members Eligible to Vote	816
Total Number of Members Voting	264
Voter Turnout	32%
Ouorum Present (20%)	Yes

Directors' Ballot	Votes	Result			
Tom Napier	233	Elected			
Laurie Wishkoski	219	Elected			
Don Newby	228	Elected			
4 Write-In Candidates received 1 vote each					

Ballot Issues

- #1—Approve Annual Meeting Minutes of 5/20/17 Yes 257 / No 2 / Approved
- #2—Amend Bylaws
 Increase Petition Signatures from 25 to 50
 Yes 218 / No 42 / Approved
- #3—Amend Covenants
 Increase Petition Signatures from 25 to 50
 Yes 214 / No 47 / Approved
- #4—Ratify FY 2018-219 Operating/Capital Budgets Yes 237 / No 24 / Ratified

A— Vote on Statement of Strategic Intent Yes 238 / No 19 / Advisory Action Items

Regular Meeting of May 16, 2018

- 1) Approved entering into a Sublease with Shelter Bay Company for the Marina (Tract D) and the Marina Parking Lot (Tract H) in order to provide more options for financing the needed improvements to the facility.
- 2) Approved directing the Rules Committee to investigate establishing a policy requiring the filing of liability Insurance and vessel registration information for all vessels moored at the private docks, similar to the requirements for tenants of the Marina.
- 3) Appointed 1) Ric Henderson as Project Manager for refurbishment of the Storage Lot, 2) John Koch as Project Manager of planned Waste Distribution and Sewage Collection Treatment projects, and 3) Pat McGarry as Project Manager for the reconstruction of the Marina's C, F, G, H, and I Docks. All are extremely qualified within their field and will work with and under the supervision of the Community Manager.
- 4) Appointed a Task Force of Directors Don Moore, Laurie Wishkoski, Garry Cline and Manager David Franklin to determine the best solution for vehicular and pedestrian traffic at the north end of the Marina Parking Lot and authorized the Task Force to proceed with implementation.
- 5) Appointed a Task Force consisting Manager/Chair David Franklin and two members each from the Facilities, Safety, and Harbor Committees to review security/surveillance needs at the various Community facilities, develop a scope of work containing system requirements, work with vendors to supply proposals, evaluate the proposals, and provide the Board of Directors with options and a recommendation for a cohesive solution.
- To accommodate tenants of the Storage Lot during its planned refurbishment, suspended the enforcement of Protective Covenant, Article IV, Section 18, only for that portion limiting the amount of time a recreational vehicle or trailer may be stored/parked on a lot.
- 7) Appointed Jim Barrett and Corky Culver as Alternate Members of the Harbor Committee.



shelter bay company™

Regular Meeting of May 16, 2018

- 1) Awarded contract for the removal and replacement of C Dock, including design, engineering, demolition, disposal of existing docks, fabrication of the new floats, and on-site installation of the new pilings, floats, and utilities to Marine Floats, as a sole source provider, in the amount of \$996,600 (plus sales tax). Project to be self-financed from available Marina Reserves and a Line of Credit from Shelter Bay Community, Inc. at an interest rate of 3%.
- 2) Approved the FY 2018-2019 Shelter Bay Company Budget for the Marina and Lease operations.



Manager's Corner - David Franklin

Golf Course in Full Swing – The Course is looking great. This year the Social and Recreation Committee is sponsoring three tournaments. For more information see the advertisement in this month's newsletter or contact the Social and Recreation Committee. Extra care should be taken, especially along Shelter Bay Drive, where fences have been removed so that pedestrians and cars are clear and out of range.

Outside Fun – The tennis courts have been pressure washed and are ready for play. Please remember that Recreation Bands are required and must be worn when using these amenities. Member accounts will now be billed for Recreation Band purchases. When purchasing, ID will be required and renters must provide written authorization from Members.

Shelter Bay Storage Lot and RV's and Trailers on Lots –The Storage Lot is in desperate need of upgrades to security, access control, drainage, electrical service, stall markings and resurfacing. The Facilities Committee and Board of Directors have made this a top priority and plan to begin the project starting July 1, with the goal of having a refurbished Storage Lot by the end of October 2018. All items, including, but not limited to: RV's, trailers, boats, permanent structures, materials, junk, and all miscellaneous items must be removed by July 1st, 2018. Members will be billed in June for their current Storage Lot space and then all billing will cease until the Storage Lot project has been completed. Members will then need to sign new leases at new rates, giving current leases priority. Members who do not remove items by the July 1 deadline will face a fine and the full cost of removal of the items.

The Board wants to alleviate any undue hardship on the Membership by relaxing the time limit allowed for Members to store their RV's and trailers on their own lots. At the May 16th Community Board Meeting, the Board took the following action:

"To accommodate tenants of the Storage Lot during its planned refurbishment, the Board suspended the enforcement of Protective Covenant, Article IV, Section 18, only for that portion limiting the amount of time a recreational vehicle or trailer may be stored/parked on a lot."

This means that RV's/trailers will be allowed in driveways and on Member lots for more than 7 days in a month or until the Storage Lot is ready to accept the above items. This does not allow Members to park items on the roadways. Some accommodations will be made for those Members who are unable to park on their lots due to lack of room or steep terrain. These will be handled as needed by permission of the Community Manager and/or Compliance Officer. Once this project is completed and announced by the Board, the covenant will again be fully enforced.

The Annual Meeting and Election – The Annual Election held on May 19th went very well, thanks to the hard work of the Elections Committee Members: Chair Janelle Miner, Britt Gjolmesli, Cate Grinzell, Terry Lou Miller and Carole Silhan, with Board President Anne Hays and Executive Secretary Debbie Byrd providing support. The Teller's report is posted on the website and on page 2 of this edition of the Newsletter. The Shelter Bay employees wish to congratulate Tom Napier, Don Newby and Laurie Wishkoski on their re-election.

New Billing Rates June 30th - Starting in July, new billing rates go into effect. This information will also be inserted into the July billing and available online. Management, a Harbor subcommittee and the Marina Implementation Team have developed a new Marina Moorage Rate schedule to provide a more market-based approach (check the Marina page on the website for details). Larger boats will see the most in slip rentals increases. With these changes, we will see a new C Dock this fall and possibly new docks for Division 5 in January.

New Billing Rates June 30th

- 1. Monthly assessment will increase from \$63.00 to \$65.50.
- 2. The capital assessment will increase from \$60.00 to \$65.00.
- 3. The water base rate will increase from \$17.00 to \$18.00/month.
- 4. Water rates will be increased from \$0.0190 per cubic foot to \$0.020.
- 5. The Lease Administration fee remains the same at \$10.00/sublease lot/month which covers legal/professional service costs for ongoing lease negotiations.
- 6. Short term assessment for accumulated delinquent receivables will remain the same at \$3.50/ sublease lot/month covering Lease's full obligation for Master Lease Rent.

SHELTER BAY HAPPENINGS

YOGA

Where: The Clubhouse

When: Monday & Wednesday* 11:45am

*3rd Wednesday of the month 8:45am, no holidays

Bring your yoga mat and join us for an hour of gentle yoga and relaxation.

Hours may vary. Check the Calendar on page 10.

EXERCISE CLASS

Where: The Clubhouse

When: Monday, Wednesday & Friday 10:30 am

Men & women, all levels and strengths.

Hours may vary. Check the Calendar on page 10.

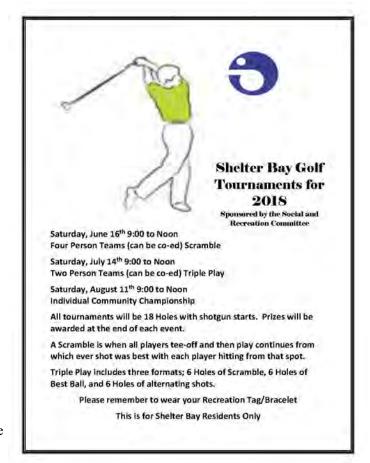
BOOK CLUB

When: June 4th

Book: "A Thousand Miles to Freedom" by Eunsum

Kim

Host: Lynn Koonz, 360-466-5910, 476 Nez Perce Place



PICKLEBALL IN SHELTER BAY



Join us for summer pickleball season. Pickleball is the fastest growing sport in the USA. It's fun, recreational and very social. Meet others from Shelter Bay, build your court skills, and have fun!

We need interested beginners in order to set up games and informal lessons, but we need you to know you're interested. Meanwhile, experienced players are playing (weather permitting) on the lower tennis courts at 9AM on Tuesdays, Fridays and Sundays. If you play, come and join us anytime.

Please email Randi Freidig@comcast.net with your name, email, and phone number if you want to be on our list of players. Young people are invited too.

Players new to the game will find great info on YouTube about drills, rules, etc.. Hillcrest Park & Rec. in Mt. Vernon is offering lessons. Use www.PickleballCentral.com to order any equipment and use the Shelter Bay Pickleball Club's Discount code: CRshelterbaypbc. When you buy a paddle and balls from this supplier, the club gets a rebate.

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The upper tennis court has a combination box which contains some pickleball equipment and 2 tennis rackets and a sleeve of balls for your use. You can obtain the combination from the office when you purchase your recreation bracelets. Please ENJOY!

LOCAL SERVICES

Advertising in *Shelter Bay News* does not imply an endorsement by Shelter Bay Community, Inc. or the Shelter Bay Board of Directors.









How much can I sell my Shelter Bay home for? View all the homes listed for sale in Shelter Bay at www.shelterbaylaconner.com According to the National Association of Realtors 96% of all Buyers begin their home search on the internet. The Tim Good Team provides a strong internet presence including the best marketing program, aerial photography, and professional graphics required to



produce the results you want. Your listing will be a featured listing on Zillow.com, placed on the MLS (multiple listing service), Trulia, Realtor.com, Redfin, and syndicated to thousands of top rated real estate web pages. Buyers searching the internet will click more than twice on your featured home because we use the latest technology to compel them to take a closer look at your home. As Shelter Bay residents Tim and Mo know the unique requirements of Shelter Bay to close the sale of your home. Call Tim at 360-708-3828 or email at timgood777@gmail.com or call Mo at 360-441-9719 managing brokers RSVP Real Estate.



June 23, 2018 11:30 a.m. to 2:30 p.m.

Tickets: \$30

On sale now at www.novelaffair.org and at the La Conner Library





We Wash Fine Wool Rugs



- ✓ Tumble Dusting
- √ Colorfast Check
- √ Immersion Wash
- √ Immersion Rinse
- √ Treat Rug Fringe
- ✓ Controlled Drying

Shelter Bay Pick-up Services....Call 360 647 9290 WWW.STEAMSWEEPERSS.COM



SOROPTIMIST

Best for Women

Are you a woman who has time to spare and share and wishes to give back to the wonderful La Conner community where we live?

If so, we welcome you to join Soroptimist International of La Conner (SILC), and be a part of one of the largest, most respected service organizations in the world.

We promise an atmosphere of support, friendship and fun as a volunteer who will realize personal fulfillment.

We provide scholarships to high school students, a helping hand to our community and beyond, and an opportunity to work a few hours a month at Vintage La Conner, our thrift and consignment shop.

Interested? Please contact: SILC Membership Chair 360-421-2703 We'd love to welcome you

into our world!

#elping women & girls to
LIVE THEIR DREAMS

Computer Assistance

\$30/hr On-Site

Bob Rindy

15 yr Shelter Bay Resident 30 yrs Experience

Trouble-shooting Infection Detection/Removal Windows Training

360-421-0639



The La Conner Kiwanis assist the Library Thrift Shop in obtaining



and selling donations to raise money for the New La Conner Regional Library to be built in the near future. We are looking for donations, and ask that if you would like to do-

nate good furniture, kitchenware, tools, lamps, small appliances, outdoor items, etc. please call to schedule a pickup of items contact Ric Henderson – President at 210-422-1253 or

Richenderson98@gmail.com

Note: We are unable to use clothing, mattresses, bedding, baby furniture car seats or strollers, large appliance, old computers or televisions, pianos or organs, ski equipment, helmets, couches, overstuffed chairs, damaged furniture.

FOREVER YOUNG HAS ADDED A HAIR SALON!

Sandra Pahler Bell, Owner of A Additions Hair Salon from Atlanta, GA



I would like to introduce myself...Hello, I am Sandra Pahler Bell. I have just moved back to Skagit Valley (where I grew up) from Atlanta Georgia. I owned and operated a full service hair salon that specialized in fine thin hair and women and men's hair replacement. Now I want to bring those same services and special talents to my friends and family here in Skagit County. I am working with Forever Young Skin Care Salon at the Lime Dock in La Conner.

WHAT IS SOMEONE WHO SPECIALIZES IN FINE THIN HAIR?

Well a lot of what I do is talk...I talk to each client about their wants and needs concerning their hair. Consulting with clients is very important to a happy outcome for everyone. The consultation is so important that there is no charge. My consultations are FREE, yes FREE. If you are just curious come in and talk to me about the possibilities for your hair.

Not everyone wants a hair integration...some clients just want someone who has worked with a lot of fine thin hair to accomplish a more pleasing result.

Privacy is very important. Yes it is and at Forever Young Hair we will be very respective of your needs for privacy.

DO YOU ONLY WORK ON THIN HAIR?

I worked with all hair types and styles in Atlanta and we were always keeping up with the latest styles and techniques.





If you are looking for more help with your hair, something new, or are just curious, come in and check us out.

I AM OFFERING A FREE SHAMPOO & STYLE with every hair cut for first-time clients.

Call Sandy at 404-216-7574 • 109 N. First St. La Conner



Jim Degroot Managing Broker 360-770-1516

jamesdg88@gmail.com







Buying or Selling? I Can Help!

"A tradition of sound advice whether Buying or Selling"



Greg Nelson 360-661-1558 or greg@gregnelson.biz



Property Search and Market Info Go To: www.shelterbayhomes.net



LaConner Senior Center

at Maple Hall TUESDAYS 8a-4p

Activities Include:
Yoga, Mah jongg, Singing Group,
Zumba, Canasta, Writing Class
,Balance Exercises, Scrabble,
Caregiver/Grief Support Group,
Foot Care Clinic, Haircuts,
And Special Events!

Call for info: 360-855-5440







Finding What You Need on the Shelter Bay Website & in the Pilera Communications Portal

Your Shelter Bay staff is constantly finding ways to make your life easier. A Members Only account will keep you in touch with important information you won't get any other way!

Have an account but can't find those committee agendas?

Go to www.shelterbay.net

Click "Login/Return" (in blue on the right) and enter your username (email) and password.

Select "Shelter Bay Community" from the dropdown menu.

In Pilera, this is the blue toolbar at the top of the page where you'll make your selections:



For example, **to find agendas/minutes for the Board and Committees**, click the "Community" tab on the blue toolbar and select "Document Library" from the dropdown menu. You'll find agendas, minutes, financial/budget documents and much more!

For more information about how the Document Library is organized, Click <u>HERE</u>.

Tip: Once you've logged into the Portal, you can move back & forth between it and the website (just click the "Website" tab on the top blue toolbar). To return to the portal, click the "Login/Return" link on the website's homepage (this link is also on the Committee/Task Forces/Groups and Board of Directors pages for quick access).

Anxious to create your account and get started?

Click HERE for step-by-step instructions on how to create your Members Only Account and review how to access information once you're there.

The best way to learn about the Shelter Bay Website and Portal is to use them! Don't be shy—click every tab on the website and in the portal so you know what's there. Stay connected and be "in the know" about what's happening in your community!

DID YOU KNOW...

Do you live alone? Live with someone that has special needs? Your fire department has a recommendation - Provide your medical history, drug allergies, medication and emergency information to Fire District 13 EMTs as part of their Good Morning program. They will retain this information in confidence and should you need assistance, they will be better informed of your specific needs. You can ask these EMTs to check in on you daily for a few days, a couple weeks. months or full time. The fire department wants to help you retain your independence without worry of being forgotten in your home. If you would like more information about this free service or others provided by your fire department, call Gary Ladd at (360) 399-1027 to make an appointment for a home visit.

June 2018

Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1 Office Closed 8:00 Facilities 10:00 Exercise	2 9:00-11:30am Shredding Day
3	4 8:45 Tap 10:00 Special BOD Meeting 10:30 Exercise 11:45 Yoga 3:00 Safety	5 9:00 Building 10:30 Tap 1:00 Rules 5:00 Safety 6:30 Safety Fair	6 8:30 Blue Belt Task Force 10:00 Exercise	7	8 10:00 Exercise 1:00 SB Tap Talent Show	9 8:00-5:00 Garage Sale & Chorus Bake Sale
10	9:30 Tap 10:30 Exercise 11:45 Yoga	12 3:00 Harbor	13 10:00 Exercise 11:45 Yoga 1:00 Bingo Bash School's Out at Last 4:00 Soc/Rec	14 9:00 Lot/GB 3:00 Finance	15 10:00 Exercise	16 Golf Tournament
17 Happy	18 9:30 Tap 10:30 Exercise	19 9:00 Building	20 10:00 Exercise 2:00 Board Meeting	21	22 10:00 Exercise	23
24	25 9:30 Tap 10:30 Exercise	26	27 10:00 Exercise	28 9:00 Lot/GB	29 10:00 Exercise	30

All Committee Meetings are held in the Clubhouse or Annex Meeting Rooms. Interested Shelter Bay residents are welcome to attend.

Please visit the Calendar/Events/Photos page @ www.shelterbay.net for updates.



PRSRT STD U.S. POSTAGE PAID GOLD BAR WA PERMIT NO 1



shelter bay community, inc.

1000 Shoshone Drive, La Conner WA, 98257 360-466-3805 Fax 360-466-4733 Hours: 8:00 to 5:00 M-F

Shelter Bay Manager - David Franklin

Board of Directors

President - Anne Hays Vice President - Don Moore Treasurer - Don Newby Secretary - Laurie Wishkoski

Directors

Garry Cline, Roland Miller, Tom Napier, Judi Slajer, Steff Steinhorst Executive Secretary - Debbie Byrd

Committee Chairpersons:

Building: Ric Henderson Lot/Greenbelt: Carole Miller Rules: Judy Bennett Harbor: Rick Parnell Communications: Janelle Miner Facilities: Tom Napier Finance: Don Newby Safety: Gary Ladd

Social & Recreation: Lou Grogan