

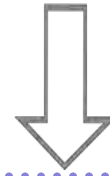


Shelter Bay Office Closures

Office Closed for Labor Day
Monday September 2nd

Office Closed for In-Service
Tuesday September 3rd

Office opens at 9:00am on Tuesdays
To accommodate staff meetings



Here's what's inside

President's Message.....2

- **Rent Adjustment**

Board Action Items.....3

Manager's Corner.....4

- **A & B Dock Replacement update**

Treasurer's Report5

Events Calendar.....11

In Loving Memory



Whitney Hansen
August 2, 2019

Betty J. Foster
August 9, 2019



We invite you to join us as we kick off Shelter Bay Community with our inaugural course:

“First People Into North America”

Presented by Shelter Bay's own Jim Barrett, Ed.D, this two-hour class presents information on when the first people entered North America, where they came from, and what they likely met upon arrival into this new land empty of human occupation. We will cover what science says about the earliest history of our Native American neighbors, the controversies surrounding the archeological discoveries, the new genetic DNA data and some of the more extreme opinions will also be discussed.

Wed. Sept. 25, 6:30-8:30pm

OR

Sun. Oct. 6, 3:00-5:00pm

Shelter Bay Clubhouse

For more information visit ShelterBay.net or register online at <https://forms.gle/J1cdnbQ6gCgRhDJP9>. Don't have a computer? You may use the community computer located at the SBC office.

Complimentary refreshments will be served to celebrate the launch of Shelter Bay Community!

PRESIDENT'S MESSAGE



Master Lease: With a full house attendance at the Board Meeting on August 21st, the Proposed Master Lease was discussed. I provided a brief history of lease negotiations since 2004. Manager David Franklin went through the terms of

the Tribe's proposal that was first presented on April 22, 2015. About 20 members stepped forward to provide their thoughts relative to the lease. The Board absorbed those comments and will give them consideration as it prepares to move forward on the Tribe's Lease Renewal proposal. The lease issue is the number one priority for this Board. Assuming we decide to move forward with a community vote, that vote will be preceded with a series of meetings to inform each member of this community as to the financial impact of this proposal on them.

Rent Adjustment: Under our existing lease we are due for a rent adjustment in 2023. Every ten years an adjustment is made considering inflationary factors. The Finance Committee has been tasked to develop a plan to guide us in preparing for this adjustment. We will need to begin collecting the rent increase in July 2022. We will keep you posted as this develops including an estimate as to the likely magnitude of the increased rent based on known changes in the residential housing market.

Upper Pool: Mrs. Linda Oldow presented a petition signed by 77 members requesting that the Board of Directors re-evaluate the decision to close the Upper Pool. A number of members came forward to share their thoughts relative to the closure. Considering the petition and testimony it was decided that the Amenities Sub-Committee will take another look at the possibility of keeping the pool operational. The Upper Pool needs some TLC. How much that will cost will be determined and will affect decisions about the pool's future. However, the pool will remain closed for this year considering that the season usually ends in mid-September.

Civility: Manager David Franklin has shared with the Board of Directors that some Shelter Bay Staff personnel have been verbally abused by members of this community. A value in our community is that we treat each other with respect. Sometime we all have moments of irritation. Maybe we are upset with one of the Community rules or procedures or whatever. An occasional annoyance is normal. But we all have the power to choose how we respond. We are striving to improve Shelter Bay daily, but we have not yet met the standard of pure perfection and likely never will. Remember that the staff is performing the duties that the Community has requested of it. I hope that I am not getting too parental here, but our staff deserves to be treated with the same respect as you would wish to be treated.

MUSIC ON THE GREEN

'Music on the Green' was well attended, and we had great music, dancing, food and fun! Thank you to all that made this possible!



Special Meeting of August 7, 2019

- 1) Amended the Marina Business Plan and FY 2019-2020 Capital Budget to move the demolition and replacement of A and B Docks to Phase 3 to this fiscal year.
- 2) Authorized award of the contract for the demolition and replacement of A and B Docks to Marine Floats at \$1,589,525 and the purchase of 88 Dock Boxes from Fisheries Supply at \$63,850.

Regular Meeting of August 21, 2019

- 1) Presented past-Director and Board Vice President Don Moore with a glass plaque and gift certificate in great appreciation for his 10 years of service to the Community.
- 2) Heard member comments and recommendations on future actions regarding the Swinomish Tribe's April 22, 2015 Master Lease Renewal Proposal.
- 3) Acknowledged receipt of a member petition and asked the Amenities Sub-Committee to re-evaluate closure of the upper pool facility.
- 4) Approved the installation of two memorial benches honoring the past contributions of Barbara Stockwell and Greg Finch at the new Gazebo planned for the viewpoint overlooking the Golf Course and Marina.
- 5) Approved dredging at the private dock serving Lots 875/876 to be included as a project in the amendment process for the Marina's JARPA Permit.
- 6) Approved revisions to the Statement of Strategic Intent as recommended by the Implementation Team.
- 7) Authorized award of a contract to Lakeside Industries at \$21,425 for various asphalt patches needed for water leak repairs, filling of potholes, and to install curbing along the new Walking Path area.
- 8) Referred the drafting of a Community Member Code of Conduct policy to the Rules Committee.
- 9) Appointed Gary Cline as a Board Rep to the Finance Committee.
- 10) Appointed Bernadette Bishop as a member of the Communications Committee and as the Website Manager.
- 11) Appointed Jack Galbraith as a Regular Member of the Rules Committee.
- 12) Appointed Jerry Anderson as a Member of the Safety Committee.
- 13) Accepted the resignations of Bill Hutchinson from the Greenbelt/Lot Committee, Randi Freidig from the Social and Recreation Committee, and Jerry Ziegler from the Harbor Committee.

Special Meeting of August 21, 2019

- 1) Referred the development of a timeline and decision tree to prepare for the 2023 rent adjustment under the Master Lease to the Finance Committee.

Manager's Corner - David Franklin

Last Chance for Summer Fun - Take advantage of the beautiful end of summer weather by taking a dip at the Shelter Bay Lower Pool. The Lower Pool's last day for regular summer hours with Pool Attendants will be Tuesday, September 3rd. After that, the pool will be open from 9:00am - until 7:00pm through Sunday, September 15th on the following schedule:

Adult Swim – 9:00am -12:00pm & 6:00 pm-7:00 pm everyday

All Swim -Monday -Friday 3:30pm -6:00pm & Weekends 12:00pm – 6pm

Back to School - The first day of school begins September 4th. Shelter Bay has over 100 students who attend La Conner schools, with 23 bus stops located throughout Shelter Bay community. The buses, which come through each morning between 7:30-7:50 a.m. and each afternoon from 2:50-3:15 p.m., coupled with parents who drive their children back and forth to the schools, create a lot of traffic on the roads. **Drivers are reminded to be extra cautious during these times**, especially when the school bus stops to pick up or let children out and cross the street. The recommended speed limit is 15 mph when children and pedestrians are present.

Members Not in Good Standing Fob Deactivation - Please be aware that Members with balances over \$50 that reach 60 days past due will have their access security fobs deactivated for the pool, restrooms, and Storage Lot until past due amounts are paid in full.

A & B Dock Replacement Project Update - The Board of Directors has awarded a contract for the demolition and replacement of A & B Docks in the Shelter Bay Marina. The work is scheduled to begin on January 6th, 2020 and completed by January 31st. Things to know:

Member owned dock box must be removed by December 31st. They will not be allowed to be placed back on the new docks.

Overhang will be allowed in the Marina during the construction period.

If you have a private dock and will have space available to rent during December and January, please contact the Office. The Marina needs temporary moorage for boats during the project.

If you are on any dock and need work done on your boat this winter, it would be very helpful to schedule haul outs during this timeframe.

Please contact the Office if you have a boat on A and B Docks to discuss arrangements for temporary moorage.

Bear Sightings on the Swinomish Reservation - A black bear has been showing up on trail cameras at the northern end of the Swinomish Reservation. According to Washington Department of Fish & Wildlife, 95% of calls for bear disturbances are the result of irresponsibility on the part of people: access to trash, pet food, and bird feeders being the real culprits. Unfortunately, these encounters usually end badly for the bear. To help avoid bear encounters click on the following link:

<https://wdfw.wa.gov/sites/default/files/publications/00606/wdfw00606.pdf>

Fall Storms - With the rainy season approaching, members should keep an eye on drainage ditches near your home, and remove accumulated debris to allow for free flow of stormwater. Maintenance will be out identifying problem areas and restoring capacity where it has been lost, but member effort is imperative to making sure the overall drainage system works as designed.

David Franklin, Shelter Bay Manager





TREASURER'S REPORT

Manager Franklin reported that for last fiscal year (FY 2018-2019), in all areas, net income (income less expenditures) tracked extremely close with budget. The exception was the storage lot with revenue \$31K below budget. Rents didn't recover as fast as anticipated as many renters told the staff they were storing junk which they happily tossed. The good news is now the storage lot is almost 80% occupied.

The Marina had a good year with net income of \$51K over budget. This is due to the new docks, reasonable rents, and scarcity of large slips in the area. The Board is actively managing the Marina in a competitive environment to pay 10% of the master lease rent and to position it to provide future financial benefits to the Community. In this regard, a contract was just awarded for replacement of docks A & B.

I'd like you to consider applying to join this interesting committee. Attend a monthly Finance meeting (2ndThursday @ 3 p.m.) to better understand the financial framework of the Community.

Please meet members of your Finance Committee:

Jennifer Johnston – 30 years of budget and grant administration experience with University of Washington (4 years on Finance)

Penny Rigoni – 25 years in paralegal work including probate, trust accounting, and taxes (5 years on Finance)

Louise Kari – CPA with 20+ years of tax work in oil industry (a few months on Finance)

Jim Hanson – 40 years in insurance brokerage industry (9 years on Finance)

Garry Cline – current Board member plus 30+ years of business ownership and operations experience (newly appointed to Finance)

Treasurer (Judi Slajer) – current Board member plus 32+ years in local government finance and management (13 years on Finance)

In addition to ongoing business, two interesting projects will soon be worked on by the Finance Committee:

1. Developing a Timeline for the 2023 Rent Adjustment – The ten-year Master Lease rent adjustment goes into effect on July 1, 2023. We begin to collect rent a year in advance to pay it on time. This timeline includes decision points such as: whether to continue using an index system (a change in sales values between 2013-2022 for like subdivisions) to determine the 2023 value of the Master lease; or if not agreed upon by the Tribe, have Shelter Bay land appraised and move toward possible Arbitration; and how do we make a fair and equitable internal distribution of the rent since the County Assessor's valuations are no longer available to Shelter Bay.
2. Updating the Financial Policies – A few changes have been made to methods of doing business as we implemented new Financial Management software. Our financial policies were suspended for this software implementation. Now, we need to review the policies in detail and make them compatible with the software or work out the exceptions.

Please consider my request to join us in the important work of the Finance Committee.

Regards, Judi Slajer, Treasurer

SHELTER BAY HAPPENINGS

EXERCISE CLASS

Where: The Clubhouse

When: Monday, Wednesday & Friday
10:00 am

Men & women, all levels and strengths.

*Starting Monday, September 9th,
Monday classes will begin at 10:30 am
Hours may vary. Check the Calendar on
page 11*

BOOK CLUB

When: Monday September 9th 1:30 pm

No book; selecting titles for next year.

Host: Kay Arrowsmith
802 Shoshone Drive
sydarrow@fastmail.net
360-399-1477

YOGA

Yoga classes will be **canceled** for the month of
September

Classes will resume in October so check the
calendar online for times

SHELTER BAY CHORUS

The Chorus is starting up for the season!

5 to 7pm on Thursdays beginning September 19th at the
Clubhouse.

Making music makes you happy. Come join the happy
Shelter Bay Chorus! (It also makes you smarter. No
kidding!).

For information or to sign up call Dick Paynter at
360-223-3230.

SEWING GUILD

Skagit Neighborhood Group of the American Sewing Guild

Where: The Clubhouse

When: Tuesday, September 17th, 1:00pm

We will plan the coming year's programs, so
please come with some ideas for programs or
field trips. Also, bring your "sew and
tell." Randi will lead the meeting as Sue will be
in the Russian arctic!

SIGN UP FOR:
**MEXICAN COOKING
CLASS**
**LEARN HOW TO MAKE CHILE
RELLENOS!**

BY VICKIE NAPIER



TUESDAY- SEPTEMBER 17TH

4:00 PM TO 5:30 PM

IN THE CLUBHOUSE

SIGN UP IN THE OFFICE



Come Learn to Partner Dance – Do the Rumba

September 9th, 23rd, and 30th, 7:00pm

In the Shelter Bay Clubhouse

Come join us at the Clubhouse for some free dance
lessons! Lois Watson and Keith Stobie will be
teaching beginning Rumba, a great dance for many
varieties of music, including music at weddings,
parties, etc. Sign up at the office. Space is limited to
20 people. Partners are very welcome, but not
required.

LOCAL SERVICES

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

GOODGUYS®

Interior & Exterior Painting
 Roof Cleaning
 Yard Maintenance
 Window Washing
 Gutter Cleaning
 Pressure Washing
 General Handi-work

Alec Hood
360-840-5508



LISCENCED# 603 126 907 BONDED# 57BS8GS2549



STEVE ELSTON
(360) 610-9313
 elstonmarine@gmail.com

Certifications:

• ABYC – Marine Electrical
 – Marine Corrosion

• NMEA – Advanced Electronics Installer
 – NMEA 2000 Network Installer

• Blue Sea Systems – Tech Installer

• USCG – 50 Ton Master



- Electrical Troubleshooting
- Electronics & Satellite TV
- Inverters & Chargers
- High Output Alternators
- Solar & Wind Power
- PC Navigation Systems
- Corrosion Surveys
- Boat Watch

P.O. Box 1438, La Conner, WA 98257 • www.elstonmarine.com

Enchanted Locks

925-487-1848
 360-824-0267

Gina Mc Carthy Torpey

Hair Salon

20% off first visit

503 Morris st la conner wa 98257

gina@enchantedlocks.irish

VINTAGE La CONNER

THRIFT AND CONSIGNMENT SHOP

Shop our local **Soroptimist** non-profit store for **bargains galore!**

Gently used and carefully curated women's, men's and children's clothing, home furnishings, kitchenware, books, linens, craft and decorative items plus much more.

Your donations are welcome!

All donors and shoppers help provide needed services for our community.



SOROPTIMIST

Best for Women

Consign Your Clutter!

We want what you no longer use.

Why bother trying to sell items yourself? We accept furniture and finer decorative items. (Must be in good condition with a value of at least \$50.)

We offer: A high visibility location with good store traffic, an inviting atmosphere and a competitive split.



Open Tuesday-Sunday
 11 a.m. to 5 p.m.

Corner of Morris and 3rd
 360-466-4017

www.facebook.com/vintagelaconner

www.vintagelaconner.com

Soroptimist International of La Conner is a non-profit community service organization dedicated to improving the lives of women and girls in our community. We are a 501(c)(3) organization. Donations are tax deductible.

NEW TO LA CONNER!



Hello I am Sandra Pahler Bell. I have just moved from Atlanta, Georgia to Skagit Valley where I grew-up. I owned and operated a full service hair Salon in Atlanta that specialized in fine thin hair and women and men's hair replacement. Now I am bringing those same services and special talents to my friends and family here in Skagit County. I'm at my new location in La Conner.

FINE, THIN HAIR SPECIALIST

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 work with a lot of fine thin hair to accomplish a more pleasing result. I work with all hair types and styles. Keeping up with the latest styles and techniques is very important. If you are looking for help with your hair, something new, or are just curious, come in and check us out.



CALL SANDY AT 404-216-7574

16484 Laconner Whitney Rd., La Conner, WA. 98257

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




Absolute Window Cleaning
"Clean and Happy"

Justin T. McIntyre
Owner
jtmac11@aol.com

Phone: 14834 Carolina Lane, Anacortes, Wa 98221
(360) 259 1785
<https://www.facebook.com/AbsoluteWindowCleaning?ref=hl>



NextHome
PREVIEW PROPERTIES

Greg Nelson, CRS
360-661-1558 or gregvirgelnelson@gmail.com
www.shelterbayhomes.net
"A Tradition of sound advice"

Laura's Cleaning Service

(25 Years Professional Experience)

Residential, Commercial, Move-in,
Move-out, and New Construction

425-760-6770



*Free Estimates *Excellent References
*Licensed and Insured



Jackie Stone

MANAGING BROKER

CELL (360) 661-2247

OFFICE (360) 293-8008

FAX (360) 293-4049

jackiestone@windermere.com



Shelter Bay Resident

3018 Commercial Avenue | Anacortes, WA 98221



Fidalgo Electric

Service Calls, New Construction,
Remodels,
Backup Generator Systems

Mark Moran

Owner

P.O. Box 711

La Conner, WA 98257

360-202-4262

Fidalgoelectric@aol.com

www.Fidalgoelectric.com

La Conner Retirement Inn is Now Hiring • Apply Today!



Make a difference. Join our team.

Ask our team... working in senior living is so much more than "just a job." It takes a kind, smart, and passionate individual to do the work of caring for another person. Now hiring in multiple shifts and positions including caregiving, med-techs, servers, and cooks. Training is provided.

Team members enjoy competitive pay and benefits.



204 North First Street • La Conner, WA 98257 • Call today: 360-419-4197
Apply at: www.laconnerretirementinn.com



ELLEN BOHN
REALTOR®

Why work with Ellen?

- Accomplished broker for over 20 years
- Results driven and customer focused
 - Quaint cottages to luxury estates
 - Local La Conner resident



(425) 418-4336
ellenbohn.com




Open 7 days a week!
Mon—Fri 8:30 to 6
Sat & Sun 10 to 3

Ph (360) 466-0474
FAX (360) 466-0476

521 Morris St, PO Box 1195, La Conner, WA 98257
tillinghast.postal@gmail.com

Your Well Equipped Office Extension



Thinking of selling your powerboat? LaConner Yacht Sales is busy with buyers and would like to talk with you about listing your vessel. Give us a call or stop by our office located in the LaConner Marina.

360.466.3300 Art, Marcie & Tony




Your Shelter Bay Mortgage Specialist

Let me help you with your next purchase, refinance or construction loan!
(360) 848-7304
www.peoplesbank-wa.com/jennifer



Jennifer Thompson
VP/ Senior Loan Officer
NMLS# 487362



Jim Degroot
Managing Broker
360-770-1516
jamesdg88@gmail.com

EXCLUSIVELY
PREVIEW
PROPERTIES SKAGILL, LLC

Buying or Selling?
I Can Help!



Kelli Lang
(360) 929-2217
team@kellilang.com
www.getislandhomes.com
Your Shelter Bay Expert



For a **FREE Price Opinion** on your home, give me a call today!
360-929-2217

RE/MAX GATEWAY

Buying a lifestyle at a great price!





shelter bay community, inc.

1000 Shoshone Drive
La Conner, WA 98257

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

GREENBELT CLEAN-UP!!!

Come help your community put its'
best foot forward.

Bring your weed-wacker. Your garden rakes. Your pruners.

Or just you!

We are attacking the "Cisco" greenbelt once again. We need wackers, blackberry pruners, rakers, and general support.

Shelter Bay Drive across from Bannock Place

Saturday, September 28th

10am to 1pm

Pizza and potluck immediately following in the Marina Picnic Shelter.

Pizza provided. Bring salad or appetizer, and beverage.



This Photo by Unknown Author is licensed under CC BY-SA

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 - Tom Napier

Vice President - Roland Miller

Treasurer - Judi Slajer

Secretary - Laurie Wishkoski

Directors

Garry Cline, Don Newby, John Oldow

Steff Steinhorst, Steve Swigert

Executive Secretary - Debbie Byrd

Committee Chairpersons:

Architectural Compliance: Ric Henderson

Lot/Greenbelt: Carole Miller

Rules: Judy Bennett

Harbor: Rick Parnell

Communications: Cheryl Westlake

Facilities: John Koch

Finance: Judi Slajer

Safety: Gary Ladd

Social & Recreation: Kathy Develle