



Board Update

July/ August 2021

We are excited to be working with Desiree and Amy of Association Consultants LLC, as we transition to new management. A few of you have already contacted them and have had a chance to introduce yourselves. Please return the owner contact forms as soon as possible so they can complete their data base.

Your Covenant Review Committee is getting organized to tackle the big job of overhauling our Declaration of Protective Covenants. This document has not been reviewed since the HOA was incorporated in 1988. It will be time consuming and costly to complete this important task and we hope to have regular updates on the Committee's progress to report soon. The Committee will also be reaching out to all owners for input and suggestions. Please take a few minutes to provide your thoughts to the committee so everybody's views can be considered.

The Board has submitted revisions to the draft reserve study update completed by Miller Dodson. The final report should be received next month and will be published on the owners' page of the website. It will be an important tool to assist the Board with preliminary budget proposals for 2022. For those of you who read the initial reserve study completed last year, or who attended the annual meetings the past several years, you know our reserve account is not adequately funded to meet the projected costs of the community over the next five years. To manage the fiscal need, the Board has been gradually adjusting the assessment amount. The Board will be carefully considering the recommendations from Miller Dodson when setting assessments this year and anticipates an increase as indicated in previous annual meetings.

At the July Board meeting, the Board voted to re-organize the slate of officers. Mike LaRuffa accepted the nomination and was elected Treasurer. Ted Case was elected Vice President. Both Ted and Bob Scott resigned as Co- Treasurers and will be available to assist Mike as he takes over the role. Larry Westphal, member at large, is the liaison to the Covenant Review Committee and will be the Board's primary support person to assist the committee's work. Val Flannery will remain as Secretary.

At the July Board meeting, owner John Moore addressed the Board regarding a covenant violation issue, and requested the HOA undertake an expansion of the boat launch to extend further out in the Sound since the water is very shallow.

Monterey Shores PUD Homeowners' Association, Inc.

Board of Directors

Bob Scott, President

Ted Case, Vice President

Valerie Flannery, Secretary

Mike LaRuffa, Treasurer

Larry Westphal, Member-at-Large