

Frequently Asked Questions about the Ocean Shore Protection Proposal

We would like to remind you that the One-time assessment vote is open until **August 9th**. If you have not yet voted, please do so. If you have not received the invitation, here are a few tips:

1. Check your email security settings and add our voting site email address to your safe sender list: salishan@ivotehoa.com.
2. Check with your email service provider or IT department to get the messages released.

If you are still not receiving the email, please email kanderson@aperionmgmt.com for your registration code. Once you have your registration code, you can register and vote at the following link:

<https://salishan.ivotehoa.com/register>.

If you have any questions related to the proposal, please email them to kanderson@aperionmgmt.com.

Below is the first round of FAQ's. Additional communication will be sent next week on the questions management has received this week.

1. **Is the assessment a one-time or multi-year fee?**
 - **Answer:** The vote is for a one-time assessment of \$5,500.
2. **What about the uncertainty of the proposed solutions' effectiveness?**
 - **Answer:** Earth Engineering, Schlicker and Associates, and other geoengineers have studied the conditions of the Salishan Spit and provided their professional opinions on the best protection measures. The latest recommendation for beach grass, provided in February, is available on the owner website and the Aperion Portal.
3. **Can we get more information on alternative approaches?**
 - **Answer:** Over the past four years, the Oceanfront Committee has reviewed and vetted multiple options, including temporary sand bladders, large jetty structures, and sea walls. Three separate geoengineers have recommended the riprap option as the best long-term solution.
4. **What about the financial burden on individual owners?**
 - **Answer:** The Board understands that this one-time amount might create a hardship for some leaseholders. If the assessment is approved, a payment option will be developed, as not all funds will be needed immediately. The goal is to work with owners within a reasonable timeframe.
5. **What is the long-term maintenance plan?**
 - **Answer:** Properly installed and designed riprap is a long-term solution. The riprap installed in the 1970s has lasted 50 years. This work is being completed by professionals and monitored by geoengineers to optimize longevity and effectiveness. While no one can guarantee exact results, the Board is doing all it can to ensure the best and longest outcome.

6. **Why is immediate action necessary given the unpredictable nature of coastal erosion?**

- **Answer:** The topography narrative and area map show an alarming erosion rate, indicating that protection work needs to be completed as soon as possible.

7. **Can we get more transparency on the decision-making process and cost breakdown?**

- **Answer:** The board has included the project budget and current contracts with the engineering firm.

8. **What about the environmental impact of the proposed solutions?**

- **Answer:** The goal is to protect the Salishan Spit and preserve this vital natural environment.

9. **Is the corporation legally authorized to levy assessments?**

- **Answer:** The lease language and bylaws have been reviewed by two separate attorneys. Both agree that the assessment must be voted on by the leaseholders and approved by 75% of the community.

10. **What is the scope and boundaries of the project?**

- **Answer:** The Ocean Shore History document describes the project and scope of the work for the Rip Rap Protection of an estimated 620 feet at the Beach Grass Lane Common Area. The work also includes the construction of a Beach Access Ramp, Engineering studies, Permit Fees, and Contingencies.

11. **Should we consider additional studies or expert opinions before proceeding?**

- **Answer:** A dedicated group of leaseholders has been studying erosion issues since 2016, dedicating hundreds of hours to options and solutions. We encourage you to review the engineering studies available to the community.

12. **Will insurance cover erosion-related damages?**

- **Answer:** There is no flood or erosion coverage for this loss and work.

13. **Can we seek grants or funding from external sources?**

- **Answer:** This has been reviewed and vetted by multiple leaseholders, but no eligible grants or external funds have been identified.

14. **What about potential litigation or legal challenges?**

- **Answer:** There are risks on both sides. If the community does nothing, there is a risk. There is also a risk if we can't collect the funds and complete the work.

15. **Will the project affect access to public beach areas?**

- **Answer:** Access is part of the work plan through a permanent ramp. This ramp will provide beach access and allow equipment access in emergency situations. It will not be used for equipment storage, only ingress and egress.

16. What about the aesthetics or visual impact of the implemented measures?

- **Answer:** The Board has prepared a visual concept to enhance the area with minimal impact and cost.

17. Will the project impact wildlife or natural habitats?

- **Answer:** The objective is to preserve the area for long-term use and enjoyment for both leaseholders and wildlife.

18. Are there potential economic benefits or returns on investment?

- **Answer:** The investment aims to protect the spit and preserve the Salishan community and history. The ROI is the long-term defense of the land, the most important SLI asset.

19. How will we evaluate the cost-effectiveness of proposed solutions?

- **Answer:** Timing is critical to cost-effectiveness. The more the area erodes, the higher the cost. Delays in approval will increase protection costs.

20. What are the potential funding sources or financing options?

- **Answer:** Due to SLI's leasehold structure, the corporation lacks the necessary language regarding assessment increases to collateralize a loan. This has been vetted with multiple banks and found impossible.

21. How accurate and reliable are the erosion rate projections or predictions?

- **Answer:** We recommend reviewing the topography graphic, which reflects current aerial and Google Earth photos updated with the current dune location.

22. How will we ensure accountability and oversight of project funds?

- **Answer:** The board and the financial advisory committee are both actively engaged in the day-to-day finances for the leasehold and will have direct oversight of contract approvals and work completion.