

## Realtor Questions for Shelter Bay – Responses

(questions were provided by NPSAR for its September 20, 2018 regional meeting)

### General

1. How many lots are in Shelter Bay?
  - a. 914
2. Are there Fee Simple lots in Shelter Bay?
  - a. Yes, there are 44 fee simple lots
3. What are the gate hours?
  - a. Depending on the time of year, 9:00pm-5:00am or 7:00pm – 3:00pm
4. Does anyone live in that gate keeps house anymore?
  - a. Yes, it is currently being rented.
5. Does the Skagit County Sheriff have jurisdiction over Shelter Bay or is it the Swinomish Tribal Police?
  - a. Swinomish Tribal Police has jurisdiction over reservation land. We also have a good working relationship with the Skagit County Sheriff's office.

**Amenities** (visit the “Amenities” webpage at <http://www.shelterbay.net>)

1. What amenities does Shelter Bay provide?
  - a. Clubhouse, 2 seasonal pools, tennis/pickleball/basketball courts, golf course, picnic shelters, children's playground, Martha's beach.
2. How much does the RV lot cost residents per month if they want to park an RV?
  - a. Newly refurbished lot w/security ranges from \$15-75/month, depending on size and electrical power needs.
3. Is golfing the 9 hole course extra for residents?
  - a. Included with an annual purchase of \$10 rec tags for each resident.
4. What are the pool hours and months open?
  - a. Pools are seasonal and are typically open from Memorial Day through Labor Day.
5. Are you closing the adult (upper) pool as rumored?
  - a. The Board of Directors has authorized a Pool Study Group. Both the costs of repairing the upper pool area and enhancing the amenities at the lower pool are being considered. A final decision will be made after “town meeting” input from residents.
6. What does it cost a resident to rent out the clubhouse here?
  - a. The cost for private use by a resident ranges from \$50 for up to 25 people to \$150 for 150 people. Maximum capacity is 150.

**Governance** (visit the “Governance” webpage at <http://www.shelterbay.net>)

1. Are there CC&R’s in Shelter Bay? Are they typical and where can a Realtor find them?
  - a. Yes, Shelter Bay Community is a Homeowner’s Association with Articles of Incorporation, Bylaws and Rules/Regulations. All documents are available via the [Shelter Bay website](#) (select “Governing Documents” for the main menu.)
2. Explain how Shelter Bay runs itself even though the lots are owned by tribal members or the tribe.
  - a. Shelter Bay Community is run by resident volunteers. An elected 9-member Board of Directors serve rotating 3-year terms. The Board delegates tasks to standing and ad hoc committees. A community manager, with a small paid staff, manages the daily operations of the community. Although Shelter Bay sits on leased land, we own all infrastructures (buildings, roads & common areas, water/sewer systems, etc). For more information, [Shelter Bay website](#) has an “Owner/Buyer Info” page which should answer most questions a potential buyer might have.

**Marina** (visit the “Marina” webpage at <http://www.shelterbay.net>)

1. Are there guest/visitor boat docks at the Shelter Bay Marina?
  - a. We have a reciprocal slip for the Shelter Bay Yacht Club on E dock. Many marina tenants offer their slips for rent while they are on extended trips.
2. Do you currently have boat slips available and how much per foot does Shelter Bay charge?
  - a. The Marina is currently undergoing a major renovation, so boat slips are at a premium while boats are moved around to allow dock replacements. A Marina Business Plan is available for review on the [Shelter Bay website’s](#) Marina page.
3. Do you have to be a Shelter Bay resident to rent the boat slips?
  - a. No, we allow non-resident tenants, as space permits.

**Owner/Buyer Info – lease/sublease/taxes** (visit the “Owner/Buyer” Info webpage at <http://www.shelterbay.net> )

1. When does the master lease expire?
  - a. We have an operating lease which expires in 2044. A significant rent increase is scheduled for 2023.
2. How does this affect lending in Shelter Bay? What types of loans are required and why only 21 years of less mortgages (expiration less 5 years)?
  - a. As we understand it, some banks are lending on 20-year mortgages. Many of our current sales are cash buyers.
3. When do you expect to have the Master Lease rewritten and recorded?
  - a. We are currently in negotiations with the Swinomish Indian Tribal Council to extend the lease beyond 2044.
4. How often and how is the supplemental rent calculated and adjusted?
  - a. Due to the complexity of this question, we have an excellent Lease FAQ on the [Shelter Bay website’s](#) Owner/Buy Info page that addresses the lease in detail.
5. What happens if the Master Lease is not extended in 2044?
  - a. This question is answered in our Lease FAQ (see previous question).

6. Please explain that every sale of any leased lots in Shelter Bay transfers via an “Assignment of Sublease” and not a Warranty Deed and the Purchase and Sales (contracts) need to state this. This also affects closing timeframes sometimes because the “Assignment of Sublease” has to be signed by Shelter Bay before the title company can record it at the courthouse on closing day.
  - a. This is correct.
7. How do real estate taxes work in Shelter Bay and who collects them?
  - a. As a result of the Great Wolf decision, individual homeowner’s pay property taxes to the Swinomish Indian Tribe. Since the transition from Skagit County to the SITC, owners have experienced minimal increases in taxes. The Tribe uses the County’s tax model.

**Monthly Billings** (visit the “Owner/Buyer Info” webpage at <http://www.shelterbay.net>)

8. Explain how the monthly billings work and why everything is separated (i.e.. Supplemental rent, rental assessments, lease, HOA, etc.) and then when is the one time yearly sublease billing. Maybe give an example of an average homes fees in there.
  - a. We have a sample Monthly Billing Statement available on our [Shelter Bay website’s](#) Owner/Buyer Info page, which explains each line item and provides complete transparency to homeowners and potential buyers.
9. Explain Swinomish Water and Sewer being included in those bills and how those utilities are calculated?
  - a. See previous question.
10. What do the Fee Simple lots pay as far as HOA dues?
  - a. Fee Simple lots pay both monthly HOA dues (\$65.50/mo) and a monthly capital assessment fee (\$65.00/mo).

**Real Estate/Website** (Visit the “Real Estate For Sale” webpage at <http://www.shelterbay.net>)

1. What other great stuff is on the [www.shelterbay.net](http://www.shelterbay.net) website?
  - a. Our new website is more marketing focused and we have attempted to provide invaluable resources for potential buyers. Please explore the site at [www.shelterbay.net](http://www.shelterbay.net) . Knowing what’s there will help you refer your clients to correct information for the many questions they might have.
2. Can Realtors advertise now on [www.shelterbay.net](http://www.shelterbay.net)?
  - a. YES! Listing agents of Shelter Bay properties can advertise on our website. We provide unlimited advertising for an annual registration fee of \$120. Please visit the [Shelter Bay Website](#) and select Real Estate For Sale from the main menu for details.

*Note: This Q&A has been provided to NPSAR by Shelter Bay Community, Inc. and is accurate as of October 2018.*