

# CMCA General Meeting Minutes

February 9, 2013

Attending: Chris Spence, Pasta Moore, Terry Greene, Ann Kanyid, Jim Bessire, Donna Bessire, Neil Schroeder, Ardis Schroeder, Patti Smith, Jane Spence, Marcille Ansorge, Sue Beckman, BJ Byron, Pete Steen, Jerry Thompson, Anita Johanson, Keith Johanson, Marg Tweelinckx, Deborah Neal, Bill Thwaites, Carol Thwaites, Jon Hirsch, Marjorie Hirsch, and .

## 1. ANNOUNCEMENTS

- Mike Smith has agreed to become a volunteer fireman for the Cape Meares Community.
- The CMCA president, Chris Spence, invited everyone at the meeting to a spaghetti lunch for those wished to learn more about preparedness efforts. Linda Kozlowski of the Emergency Volunteer Corp of Nehalem Bay (EVCNB) and other Red Cross volunteers were scheduled to make presentations. Linda was scheduled to give an overview of the preparedness efforts in her community. The Red Cross volunteers was to speak about emergency training opportunities offered by the Red Cross, and give an opportunity for persons to take relevant training. Time was to be available for discussion of our own preparedness efforts in Cape Meares and whether the EVCNB model can be adapted to our situation.
- Chris reviewed details related to the closure of the Loop Road because of the land slide that has made it very difficult to maintain the road. Although there have been some encouraging words about the road re-opening in late spring or early summer, there is no guarantee that this will happen. In fact, there seems to be a stronger belief that the road will not re-open because of significant slide movement in recent months. Chris outlined what is being done to make certain that community residents will have access to Tillamook in case of emergency. We have agreements with Stimson to use roads other than Bayocean to exit our area, and in the event of threatening weather that might cause slides on Bayocean a backhoe will be located nearby that might be used if need be.
- The land slide movement in the area has also put our water tank at risk. The access road to the tank has now been closed due to the road sliding into the canyon to the east. There is some hope that the tank is sitting on solid rock but this cannot be confirmed until further tests are completed. Chris described various ways that a tank failure might be addressed and said that the Oceanside Water Board was acting in our best interest to address the threats before something serious happened to the water supply of Cape Meares. It seems clear that the water tank needs to be moved and additional water source found in addition to the water supply from Oceanside. Alternate locations are being

reviewed and action is being taken to obtaining water rights for streams that flow in our region.

## **2. APPROVAL OF MINUTES**

Chris Spence asked if there were any additions or corrections to the November, 2012 minutes that had been posted on the CMCA web site and also on the bulletin board outside of the CM Community Center. Motion made by Pasta Moore and seconded by Jane Spence to approve the November 2012 minutes of the CMCA General Meeting. Motion approved.

## **3. TREASURER'S REPORT**

Pasta Moore reported that the current balance on hand was \$2,231.47. Disbursements since the last general meeting for the CMCA included \$100 for attorney fee, \$344 to repair the CM Community Center stove, \$370 to repair siding and install foundation screens, \$893 insurance bill for officers, \$75 utilities bill and \$178 to install bricks. Pasta also reported that a donation of \$200 was received from a local resident. Receipts since the last report were \$240 and expenses were \$1,958.

A motion was made by Donna Bessire, seconded by Ardis Schroeder to approve the treasurer's report. Motion passed.

## **4. SOCIAL CHAIRMAN REPORT**

BJ Byron asked for assistance in planning the July 4 Parade and the Labor Day picnic since she will be unable to attend either of the events. If anyone interested in helping to organize and run these events, please contact BJ.

## **5. BUILDING REPORT**

Chris Spence reported that a solution needs to be found for the rainwater that is draining from our property to the adjacent property to the north and that this is causing problems with the septic system of our neighbor. The suggested solution to the problem is to dig a trench and have a drainage pipe installed that would be to the west from where our water is exiting our property into a drainage area that will not interfere with the neighbor's septic system. Chris has need of a group of volunteers to assist him and estimates that the cost of materials would be approximately \$100.

## **6. TAX STATUS OF CMCA**

Currently the CMCA operates as an association. We are essentially a group of individuals banded together to take care of the community center and to

schedule social events. We operate with none of the protections and benefits afforded by non-profit status and incorporations.

The attorney that the CMCA board met with last fall, Deb Dyson, recommended that we change our status for several reasons: (a) the association owns 106 acres of land, (b) we own the CMCA building, (c) we conduct events including potlucks, holiday events, and a parade at which the public attends, (d) we receive and disperse funds. All of these activities create liability.

Attorney Dyson indicated we have several options available. One option would be to take steps to incorporate as a 501c3 non-profit and establish filing procedure with the IRS. Currently we are handling money without tracking it with the IRS. This is illegal. There may come a time when we may wish to receive grant or other money. Without a non-profit 501c3 status we have no organization that could receive money.

Another option is to incorporate as a 501c4. The application process is not as complex as it is for the 501c3 status is. However, this option would not permit us to have a non-profit status and would mean that it would be impossible for us to receive any funds for the community. I.e., we could not pursue any grants that might benefit the community or our association.

The CMCA board members need to meet with the attorney another time to gather more information before a proposal is drafted and presented to the members of the CMCA. Chris has been creation of questions to be sent to Attorney Dyson so that there will be time for a report to be prepared and a recommendation made to the community. This report will be presented at the May meeting.

## **7. OPTIONS FOR REPAIR OF COMMUNITY CENTER SIDING**

In January, a MailChimp e-mail was sent to members of the Cape Mears community that included various options for repairing the siding of our community center. Significant water damage had occurred on the siding on both the east and west sides of the new addition. The problem has been fixed, but only temporarily. A more permanent solution needs to be found.

The CM community was asked to provide input regarding five options, three that involve various kinds of long siding boards and two that involve the use of shingles. In addition to the siding options, two other proposals included the replacement of seven of the windows in the new addition because of the water damage they had sustained and the installation of a rain screen for the siding solution that is finally selected by the community. This rain screen would add one more layer of protection to keep the moisture from infiltrating the exterior surface and causing damage the surface below.

Charles Ansoerge also provided feedback information from community members to a survey that was completed by 23 people from the community. He provided information regarding the views of those who responded to the siding options.

Chris Spence indicated the CMCA board had reviewed the various options at their meeting the previous day and thought the options should be pared down from five to three. The board thought the following options should be voted upon by eligible members of the community: (1) Hardi plank siding, (2) custom-milled siding from 1 x 8 finger-jointed clear cedar that would be primed, and (3) sawn shingles with 5” exposure that would be applied without corner boards.

A motion was made by Donna Bessire and seconded by BJ Byron to have all eligible Cape Meares residents vote on their preference of three siding options recommended by the board. A succinct summary of each of the options should be included with the options along with a picture for residents to view of the options. In addition, (a) residents will be asked to vote on whether seven new windows should be installed to replace the damaged windows in the new addition, (b) if a rain screen should be installed for the siding choice, and (c) whether siding should be installed for the entire building (old and new), or just the new addition. The ballot would be sent out using the Qualtrics software that was discussed at the November, 2012 general meeting. The ballot would be distributed as soon as all of the necessary information can be assembled.

## **8. SLATE OF CANDIDATES FOR CMCA BOARD**

The CMCA bylaws require the Executive Committee to supply a slate of candidates to the general membership at the March general meeting with elections to be held at the May meeting.

Chris Spence announced that all current members of the board are willing to serve for another year. This means, however, that there are vacancies for the following positions: (a) president elect, secretary-elect, and treasurer-elect.

Mike Smith and Patti Smith have agreed to assist Jim and Donna Bessire with the community building maintenance.

Additional nominees for the various openings can be made at the May General meeting prior to the vote of those attending.

## **9. ADJOURNMENT**

Meeting adjourned at 11:42 AM.

**The next CMCA General meeting will be Saturday, May 11, 2013, at 10 AM, CMCA Center.**

Respectfully submitted,  
Charles J. Ansorge, secretary-elect