

CMCA Annual Meeting Minutes

May 10, 2014

Attending: Chris Spence, Anita Johanson, Keith Johanson, Bob Garrigues, Deborah Neal, Jane Spence, Merilee Sommers, Kevin Burke, Kathy Burke, Marjorie Hirsch, Jon Hirsch, Barbara Bennett, John Harland, Sally McGee, and Charles J. Ansorge.

1. ANNOUNCEMENTS

- Meeting called to order by CMCA President, Chris Spence, at 10:05 AM.
- According to Keith Johanson, several local Tillamook churches will be supporting the efforts of 24 college students who will be biking from Baltimore to Tillamook and then on to Portland this summer in an effort to raise money for cancer research. The 70-day, 4,400 mile ride, is scheduled to arrive in Tillamook on August 6. Keith asked for individuals who would be willing to have one, or more, of the riders stay at their home on August 6 and 7 and provide a few meals. Contact Keith for more information. The website for more information is <http://4kforcancer.org>.

2. APPROVAL OF March 2014 CMCA MINUTES

Jane Spence moved, Kevin Burke seconded, approval of the March, 2014 CMCA minutes. Motion approved.

3. TREASURER'S REPORT

Anita Johanson reported the purchase of shingles for the summer siding of the community center. She also said that all insurance due for the year has been paid. She reported the receipt of \$125 for the James Bennett Memorial. Balance on hand as of this date for the general budget is \$4,904.14 plus a \$50 memorial donation. The balance for the preservation fund following the purchase of the shingles is \$8,595.70 plus a \$75 memorial donation.

4. BUILDING MANAGER

Patti Smith and Mike Smith were not in attendance, but during the Executive Committee meeting that they attended on May 9 they said there was no new information to report. They did ask that anyone who used the Community Center for whatever activity record the length of time for the event on the calendar located on the wall next to the kitchen area. They also wanted everyone to be reminded about the availability of the Community Center for rental. If questions or an interest in renting, contact Patti Smith <chumash3@yahoo.com>.

5. WATER BOARD

Robert Garrigues, chairperson of the Oceanside Water Board (OWD), reviewed key historical events associated with the Oceanside Water District. He also reported that Oregon's Clean Water State Revolving Fund provided the OWD with \$5,360,000 loan at 1% interest, amortized over 29 years. In addition, they provided us with a forgivable loan in the amount of \$930,000 for a total of \$6,290,000. The Water/Waste Water Financing Program provided a \$790,000 loan at 1% interest amortized over 24 years and in addition they provided a grant of \$125,000.

Bob also commented about the funding being used for a new water treatment plants in Oceanside and Cape Meares, a new water reservoir for Oceanside, and an upgrade of the water lines in both Oceanside and in Cape Meares. These updates are in addition to the new reservoir for Cape Meares and the new booster pump that will be installed on Fifth St. in Cape Meares.

All of these improvements will result in some increase in fees. A \$5/month increase in water fees are being proposed for the upcoming year with a further increase of approximately \$5/month the following year.

Bob indicated that a Budget Meeting was planned for Monday, May 13, Oceanside to discuss the budget for the upcoming year.

Merilee Sommers offered her thanks for the work of the members of the Oceanside Water District who are also residents of Cape Meares. They are Robert Garrigues, Spike Klobas, and Charles Ansoerge.

Finally, Bob provided a short update on funds being made available for the improvement of roads that might be used during the evacuation caused by an earthquake. There is \$75,000 available from Tillamook County lodging tax for road improvements over the next several years. The streets that qualify for improvement in Cape Meares are Third, Fifth, and Sixth Streets because they are designated as tsunami escape roads. Our community would be competing with other communities for this money and a portion of any road improvements would also need to be paid for by residents living along the streets that were being improved.

6. SOCIAL CHAIRMAN REPORT

Deborah Neal reported information related to upcoming social events. The Memorial Day potluck is scheduled for Sunday, May 25, 1:00 PM.

On June 15, from 1-4 PM at the Community Center, there will be a Celebration of Life in honor of Mr. James Bennett.

The big celebration of the summer will be on July 4 when there will once again be a potluck and an Art Show. Maybe more. Further information will be shared with community residents when the dates for these events draw nearer.

Deborah asked for volunteers to join her in planning social activities for the community. Sally McGee agreed to join Deborah.

7. EMERGENCY PREPAREDNESS ACTIVITIES

Chris Spence reviewed the ongoing activities in Cape Meares related to emergency preparedness. The community is in the midst of Map Your Neighborhood (MYN) activities with several regions of Cape Meares having already had their events scheduled. Thus far there have been two MYN meetings with a third scheduled for Saturday, May 17, at 10 AM, for the Mid-Cape section of our community. Captains have been identified for all of the regions of Cape Meares except for North Beach that is that region in the northeast area, from Pacific north and west of Fourth Street. Anyone who is interested in being a captain and scheduling a meeting should contact Pete Steen for more information.

Chris also commented about other meetings that are scheduled in the region that related to emergency preparedness. These include the Tillamook County Citizen Corps Council that will meet on May 13 at 10 AM and the Red Cross monthly meetings scheduled on this same date. Contact Chris Spence or Pete Steen if you need further information regarding these two groups.

8. OLD BUSINESS

- Chris Spence announced the schedule for the first phase of the process to install new siding on the community center. The first stage will involve removing the siding from the new addition of the schoolhouse and installing new windows except for the two windows to the right and left of the entry door. Wrap would be installed on the exterior of the building. Chris thought that the work involved in doing this would require approximately a week and that as many as six local volunteers could be kept busy most days. Work is scheduled to begin on Saturday, May 31. Windows and shingles have been purchased at a cost of \$9,900; cost for shingles: \$5,100; cost for windows: \$1,228; cost for wrap and trim: \$2,000; cost for rain screen: \$1113. Total for preceding items: \$9,441.

- An update was provided regarding the land that was given to CMCA by Stimson Lumber a few years ago. At the time it was not possible to accept the land because the organization did not have any official status. The land is to be maintained as a park, but members of the Executive Committee will be investigating to determine if there are other specifics that need to be shared. By

2018 there is a need to have all of the necessary paperwork in order for the organization to receive the donated land and have the deeded property.

- Deborah Neal provided an update on the progress that has been made to this date in establishing 501(c)(3) status for CMCA. She stated that there is a process that is involved before it is possible to submit formal application materials. This process includes changing bylaws of the organization in order that they are in compliance with IRS guidelines for 501 status. In the coming days residents of the community will be receiving a copy of revised bylaws and will be asked to provide feedback to the executive committee regarding any concerns and proposed changes.

Deborah also read an overview of the organization that will be as a part of the application process which is related to the history of the community and the need for their to be an organization to represent the local residents. This statement will also be shared with community members for feedback.

The following timetable was presented for the review process involved in preparing the 501 documents.

May 20, 2014	Send draft of Revised Bylaws to all CMCA voting members, post on CMCA website and make copies available at Community Center (For assistance in reviewing, board members will meet with you to go over the draft, explain, etc. by appointment. Dct.neal@gmail.com , 503-815-3991)
June 7, 2014	Last date to submit suggestions, concerns.
June 14, 2014	Post Revised Draft with changes in colored bold. (Areas in need of discussion will be highlighted. Post schedule of Discussion Focus groups to be held week of June 15-21, in person and online.)
June 21, 2014	Post Revised Final Draft with notes as to reasons for any controversial adjustments. Post ballots online to CMCA voters. (Resident who do not have e-mail accounts may request a paper copy of ballot.)
June 28, 2014	Ballots Due Date. Complete online ballot that will be distributed or send paper ballot to Cape Meares Community Association 5960 4 th St. NW Tillamook, OR 97141
July 4, 2014	Results announced, presented, and posted.

Anyone who would prefer a paper copy of the final draft, or any other version, including a large print version, please notify Deborah Thomas Neal dct.neal@gmail.com . The cost for processing, paper, and postage will likely be around \$5.00 (more for large print). A donation to support those costs would be appreciated, but otherwise will be provided by CMCA.

A motion was made by Merilee Sommers, seconded by Jane Spence and passed to follow a process for preparing an application for 501(c) (3) status that provides ample opportunity for local residents to provide feedback and also one

in which local attorneys (Pete Steen and Edie Toner) will have a chance to review all documents. There will be a final mail ballot sent out to all eligible CMCA voting members to determine if there is support for proceeding with the application process and changing the current bylaws.

- Merilee Sommers provided an update of the status of the CMCA directory that she had been working on for the past half-year. The information is as current as is possible for now. She proposed that the directory be made available to anyone in the community that is interested in receiving a copy. There was concern raised among several meeting participants about releasing information that, although public information, would nonetheless offer a list of contact information that might be abused even though those who asked for a copy would be directed not to share the information with anyone. It was decided that there is a need to poll community members to determine if they are willing to share the directory with other Cape Meares residents, including Map Your Neighborhood captains or whether they would prefer that their contact information not be included in a community directory.

9. NEW BUSINESS

- Chris announced to those attending that there would be a meeting beginning at 1:30 PM on May 10, 2014, for individuals wishing to meet and discuss the possibility of the Bayocean Spit being developed. By way of an alert from the Oregon Coast Alliance (ORCA), residents of Cape Meares learned that Mr. Dale Bernards of Canterbury Commercial LLC had purchased 53 acres of land on Bayocean Spit and that he is interested in submitting a land use application to Tillamook County within 30-60 days for an "eco-resort" on the land. He has a conceptual plan for Bayocean Park Resort, drawn up as a class project by students at Portland State University. Current zoning could, in theory, allow such development. Cameron La Follette, Land Use Director for Oregon Coast Alliance, will be attending the meeting and will be available to answer questions and offer advice regarding a possible submission of the land use application.

- The Executive Committee is asked to submit a slate of three candidates at the Annual Meeting of the CMCA. The following names of local residents were submitted: Anita Johanson, Sally McGee, and John Harland. Chris Spence asked if there were further nominations to the Executive Committee. Hearing none, Merilee Sommers moved that nominations close. Motion passed. Merilee Sommers then moved, Jon Hirsch seconded, that the slate of candidates proposed by the Executive Committee become the newly elected members. Motion passed.

The members of the Executive Committee are the following: Chris Spence, Merilee Sommers, Anita Johanson, Sally McGee, John Harland, Charles Ansonge, Deborah Neal (appointed Social Chair), Patti Smith, and Mike Smith (Building Managers).

The Executive Committee will meet between the close of the Annual Meeting and July 1, 2014, to determine who will be assuming the positions of President, Treasurer, and Secretary for the CMCA organization. The new officers will be announced on July 1 and will take over their duties at that time.

10. ADJOURNMENT

Meeting adjourned at 11:55 AM.

The next CMCA General meeting will be Saturday, August 9, 2014, at 10 AM, CMCA Center.

Respectfully submitted,
Charles J. Ansorge, secretary
Cape Meares Community Association
5960 4th St. NW
Tillamook, OR 97141