

CAPE MEARES COMMUNITY ASSOCIATION

Community Meeting Minutes Saturday, February 21, 2014, 10 AM Cape Meares Community Center 5960 4th St. NW

1. Call Meeting to Order

The meeting was called to order by president Charles Ansorge at 10:02 a.m. Additional board members present were Kevin Burke, John Harland, Anita Johanson, Deborah Neal, Mike Smith, and Merilee Sommers. Patti Smith and Chris Spence were absent, so Merilee Sommers will be acting Secretary.

Community members present were Marcille Ansorge, Barbara Bennett, Keith Johanson, Spike Klobas, Mike Neal, Olli & Carolyn Ollikainen, Veronica Paracchini, Pete Steen,

2. Announcements Including New Residents and Others Who Have Moved from Cape Meares

Charles & Lana Ayers on 2nd Street. They have already joined Nextdoor.

Pete Schenk moved into the Guest House of The Cape House at Bayocean (owned by Merilee Sommers) in November. He has already joined Nextdoor.

Dr. Claudia Foster-Olson will move into The East Wing of The Cape House at Bayocean (owned by Merilee Sommers) on Monday, February 23. She has already joined Nextdoor.

Merilee Sommers will be moving to Chester Maryland after she finds a renter for the furnished West Wing. She will update her address on Nextdoor for anyone interested. She has donated many boxes of catering and party items to CMCA to enhance the social activities.

Ciel Downing sold her home on 4th street.

Nextdoor: there are 133 community members on Nextdoor, according to Merilee Sommers. Many have added their photos and contact information. For instructions, see the following URL: <http://www.capemeares.org/?p=8>

Additional information regarding several of the residents who reside in Cape Meares appears below.

Steve and Karen Walsh are living on Pacific Avenue.

Mark Goins will live at his parents' home on 3rd.

Jim Tesmer is selling his house on 2nd Street.

Kevin Burke was introduced as the newest Board member, whose term expires in May 2016.

There will be 3 vacancies on the CMCA Board for the upcoming election: Chris, Merilee & Charles. Please contact one of the remaining Board members with nominations for their replacements (Anita, John, and Kevin).

3. Approval of Agenda

It was moved by Pete and seconded by Olli and approved to add Speed Limit Request to On-going business, Stimson Land parcel donation and Board Member Training Workshop under New Business, and to include an Open Forum at the end of the meeting.

4. **Approval of Minutes of November Meeting** Minutes were previously distributed via email with MailChimp and on the website. The minutes were approved with Mike Neal making the motion and seconded by Olli.

5. **Treasurer's Report** (Anita Johanson)

Anita stated that the balance is \$8097.17 with an additional \$7417.62 in the Building Preservation Fund, which was increased by purchases of extra building materials by some residents. Total donations in the last quarter amounted to \$5222. The New Year's Eve silent auction fell short of the previous year. Pete said the increase in donations is due to the 501(c)(3) status for tax deductibility. Deborah moved, Spike seconded to accept the treasurer's report. The proper tax forms will be filed by May 15th. See Appendix A and B for financial documents shared by Anita that relate to the 2014 budget as well as income and expenses since the November CMCA Community Meeting.

6. **Social Chair Report** (Deborah Neal)

She reviewed the Christmas events and will post the report on the website. Potlucks will be on the last Saturday of the month. Please refer to the website for an event calendar. There are some events coming up, including more art events. She has redone the old front entry and made it into a lending library for games, books and VCRs/DVDs. Mike Neal has remodeled the "office" for records. Deborah needs people on a Social Committee to expand the fun in sponsored events. Thanks to them both.

Merilee has donated many boxes of catering and party decor items.

7. **Building and Grounds Report** (Mike Smith)

Mike reported that regular use of the building has been scheduled by the water board, etc. April 14th will be a card-making event. The shed is going to be cleaned out of building materials. Old windows may be available for someone to build a green house. Regular purchases include dog waste bags and pellets. The emergency egress of the building has been improved with the improvement of the library. The front corner room has emergency supplies, which may be sent back to Red Cross. Temporarily, they will move to the shed/garage. They are getting bids on refinishing the wood floors from Olson Floors with a new finish used at the museum; the cost is \$2840 for the entire building, including some replacement of rotted flooring. The former committee (headed by Anita) will reconvene as to the use of the restoration fund for this purpose and will report to the Board for a decision.

8. **On-going Business**

S.O.S. (Save our Spit) Report. John Harland reported that the hearings resulted in the Planning Commission's denial of the permit to build a Glamping Resort on Bayocean Spit. There is a group of community members who consult with Oregon Coastal Alliance regarding the options to preserve the peninsula. CMCA is involved to the extent that they support this effort as being in agreement with the Mission Statement of CMCA. Deborah suggested that the SOS committee continue. There are 13 upland property owners and more who own property that is underwater that are assessed at \$0.

Speed Limit Report. Charles stated that a decision has been made for a 45 mph along Bayocean Road until 400' west of the Cape Meares Loop Road, where it will change to

25 mph along the lake. Some residents will be involved in signage warning of slowing down while driving around the south end of the lake.

CMCA Logo. Charles announced that Andrew Johanson had submitted logo options, and the decision for stationery and website items.

9. New Business

PUD Grant Proposal. Mike Neal reported that our emergency preparedness efforts will require long-term storage of supplies for the community. The water district may create storage up at the new water tank. It is hoped that multiple sites could be the 5 DOGAMI official sites for Tsunami evacuation. They may file for an encroachment license to place such structures on public road right-of-ways. Storage units with a 50-100 year life without a power source should be weather and pest resistant to include tarps, community member bins for 3-5 day survival, and other Red Cross items. There are 212 residences with 63 permanent residents and holidays often have about 500 people, so there is a need to supply for the non-residents/visitors. Pre-cast concrete buildings seem to be a good option. The Tillamook PUD grant program provides \$50,000 a year, and Mike and his committee submitted one for the maximum of \$10,000 on deadline February 20th. Veronica was concerned about the property owners involved at tsunami evacuation sites, but Pete pointed out that this is public property that is being concerned. We should be able to do 2 structures for that, given that we have volunteer help to build them. We obtained many support letters from public officials and other emergency support organizations. The Board applauded the group who submitted this proposal—Jane Spence, Deborah Neal and Pete Steen.

The payment for construction needs to be made ahead of the receipt of funds from the grant, so we need to have someone to pre-fund this effort. This will not supply the buildings.

Emergency Preparedness. Pete Steen applauded the proposal group. We have 2 supply areas, but they are in private property locations. We have an emergency preparation task force that he has headed, including the Map Your Neighborhood program, which is ahead of other coastal communities. Pete is stepping down from this position and will be looking for someone who heads up the entire MYN program. He will continue to consult and put on some classes each year. He hopes to have a one-day seminar this summer about repairs needed to property after a tsunami. Future topics will include foraging and sanitation. The Board and community residents attending the meeting applauded his work for the community to set the course for what needs to be done. Deborah suggested that some solar motion-detection lights or glow sticks be placed along the 5 tsunami evacuation routes; she has submitted a personal grant proposal for them.

There is a class March 8th & 15th, costing \$100 in Beaverton on Emergency Medicine; contact Bob Yolton; see the Nextdoor announcements for further information.

Proposal for Future CMCA Symposia. Deborah Neal stated that there are a number of topics of interest for a quarterly period (geology, oral history of Cape Meares, a community quilt, beefing up the trails here, building a kiln, a musical group, cooking). It would be self-funding to meet at the Community Center weekly. At the subsequent quarterly community meeting, they could give a report.

Wi-Fi for Cape Meares. Deborah Neal stated that there is a need for Wi-Fi in the community center. Cost would be about \$39/month. She suggested that if the annual

donation for operations is exceeded, that Wi-Fi could be funded for the year. TV cable would be extra. Kevin Burke suggested that some options to share on someone could allow sharing of signals and that would involve purchase of routers and antennae. There are some complications with this approach. His suggestion is to have it unique to the CMCA. The priority seems to be for Wi-Fi use, and there seems to be interest in this. Veronica stated that there may be too much happening by the Board, such as this proposal, and suggested that the Board cannot always satisfy all of the people. Mike Smith reiterated that the Board is always trying to improve our community and move forward. Kevin as a new comer points out that we are an eclectic population, which makes satisfying everyone difficult. Deborah and Kevin will look into this further and report at the May meeting.

Future CMCA Symposium. The Board wants to support \$75 on March 7. Pete made a motion and Deborah seconded to pay for Anita to attend. Motion passed.

Stimson Land. John has looked into the fact that Stimson donated 106 acres in October 2007 after they bought the nearby property. He showed a map of the property. We pay no property taxes, which is for 10 years, during which time they expected us to become an official tax-exempt organization. They believed we were a non-profit organization, and it is now a legal ownership. We may not have a large enough liability coverage for this “slide area” for personal injury. Our current insurance coverage may be inadequate. Pete pointed out that it is used by hikers from Cape Meares up to the Lighthouse and for wildlife.

Additional information that John learned about the 106 acres donated by Stimson includes the following: (2) The county already has CMCA shown as the owner of the property (106 acres donated by Stimson to CMCA in 2007)—deed document 2007-8506, (2) CMCA already has a property tax exemption for the property, granted by the County Commission 2007-112—the exemption is granted for 10-year periods and CMCA can re-apply in 2017-2018 when the existing 10-year exemption, granted in 2007 or 2008 expires, and (3) There is some documentation that the County needs, but can be done when we renew tax exempt status.

- We need a dissolution statement in our by-laws that says the property will go back to the state or another public entity if CMCA dissolves
- There needs to be use restrictions in our by-laws to limit any proceeds from sale (or use?) to go to a public park or public agency (need to verify)

10. Open Forum:

Pete said he has heard that there are community members who object to the payment of board liability insurance. From his legal background, he stated that it should be an essential budget item to attract board members in the future.

Merilee suggested that a CMCA Guidebook be made and kept in the library for operational items to include a history of the Stimson land, forms to rent out the Community Center, etc. Deborah will work on that.

11. Adjournment

A motion for adjournment was made by Deborah , seconded by Spike and approved unanimously at 12:02 p.m.

Respectfully submitted,
Merilee Sommers, acting secretary

Appendix A

CMCA 2014 Budget/Spending Report					
	2014 totals	2014 Budget	special donations	from 2014 budget \$	over or under
Legal (501[c](3))	450	0	50	400	400
Donations	218.00	0	218.00	0.00	0.00
fund raising	227.79	1000	0	227.79	-772.21
Insurance	1704.00	1650	0.00	1704.00	54.00
Building Manager plus mainenance	657.69	800		657.69	-142.31
Social Committee	1221.76	700	647.03	574.73	-125.27
Utilities	304.22	400		304.22	-95.78
Reserves	500	500		500	0
	4783.46	5050	915.03	3868.43	-681.57
CMCA income 2014			versus	2015	as of 2-21-15
Silent Auction	1550			368	
Donations AFR	2805			3775	
Holiday dinner net	667.62			n/a	
Bake sale	75.5			n/a	
Mailer expense	-425.78			-147.79	
Trivent \$ donation	n/a	4672.34	tvl AFR	898	4893.21
Rent	450			275	
Bricks	500				
Wood sale donation	100				
St Patrick Day dinner net	87.36				
Memorials	150				
Pot luck/don jar	647.03	1934.39	tvl other		275
For fire dept	218				
For 501[c](3) expenses	50	268	tvl specials		
For sos efforts	n/a			100	100
	6874.73	6874.73		5268.21	5268.21

