

CAPE MEARES
C O M M U N I T Y
A S S O C I A T I O N



DRAFT

ANNUAL REPORT

2014

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Cape Meares Community Association Board of Directors

Charles J. Ansorge, President (cansorge@me.com)
Anita Johanson, Treasurer (reigning@charter.net)
Chris Spence, Secretary (chris@spencebuilder.com)
Kevin Burke, Member (kkburke73@gmail.com)
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Merilee Sommers, Member (merileesommers@gmail.com)
Deborah Thomas Neal, Social Chair (dct.neal@gmail.com)
Mike and Patti Smith, Building (chumash@yahoo.com)

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Address:

Cape Meares Community Association
5690 Fourth St. NW
Tillamook, OR 97141

Website: www.capemeares.org

Thanks to Andrew Johanson for creating the logo for CMCA that appears on our stationary and also on the cover of this Annual Report.

Message from CMCA Board

Cape Meares, Oregon is a very special place. It's an especially quiet community during the winter months when the population is around 70 residents because numerous homes that are here for rental purposes are vacant. During the summer months, however, the population grows significantly and on a holiday weekend there may be up to 400 who call our community home for a few days.

The scenery for the area where we live is spectacular as is the fishing, hunting, hiking, and any other outdoor activity that may be appealing.

The Cape Meares Community Association has been around for many years, but it was never officially recognized by the Department of Internal Revenue Service (IRS). In September, 2014, notification was received from IRS indicating that our application had been accepted and we were now regarded as a tax-free charity. Our association was able to achieve a long-time goal.

One of the IRS requirements is for CMCA to prepare an Annual Report each year and make it available to all residents who either live here permanently or own property here. This report is the very first of the Annual Reports.

Your Board of Directors includes a group of dedicated residents who care deeply about the community and have worked many hours in numerous ways to support activities that we believe will be of interest to residents.

A healthy association requires the support of its residents both financially and in other ways such as volunteering to serve. We hope that we can count on each of you in coming months and make CMCA a very strong and viable association.

Achieving 501(c)(3) Status

Preparatory Steps for 501(c)(3) Application

Beginning in the fall of 2013 a sub-committee of members from the CMCA Executive Committee began work on the preparation of an application to the Internal Revenue Service that would permit our association to be officially recognized as a non-profit charity. Seeking official status was recommended by an attorney who met with the Executive Committee and who has worked with groups like ours in this region of Oregon. The pursuit of this status had previously been approved by residents. The members of this sub-committee were Deborah Neal, Charles Ansorge, and Chris Spence.

The sub-committee reported regularly to the Executive Committee regarding their progress and their recommendation that CMCA should prepare an application to achieve 501(c)(3) status with the IRS. If this status was achieved it would permit residents of Cape Meares and others to make a donation to the association and receive tax benefits for doing so.

The sub-committee determined in the spring of 2014 that in order to make application for 501(c)(3) status there was a need for the existing bylaws to be revised. A proposed set of bylaws was presented to those attending the May 5, 2014 Annual CMCA meeting for discussion.

Deborah Neal provided an update on the progress the sub-committee had made and stated that bylaw changes were needed before it was possible to submit formal application materials. The changes were to put CMCA in compliance with IRS guidelines for 501 status.

Shortly following the Annual Meeting (May 20, 2014) residents of the community were given access to a PDF version of the proposed bylaw changes. Anyone who asked for a paper copy of the proposed bylaws was sent a copy.

Cape Meares residents were asked to provide feedback to the CMCA Board regarding any concerns regarding the proposed bylaws

and offer suggested changes. The process involved and the dates set at the May meeting are outlined below.

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. Det.ecal@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.

A substantial number of suggestions were offered to improve the revised document, but there were no serious concerns expressed by residents regarding any of the proposed revisions. Focus groups had been planned for the week of June 15-21, but because of receiving only a minimal number of suggested changes and no serious objections from anyone, the CMCA Board decided there was not a need to have a public forum to discuss the document.

On June 21 the final revised document was posted and residents were asked to vote by noon on Saturday, June 28, whether they approved or did not approve of the Bylaws.

On July 4, 2014, the results of the voting were announced at the community picnic to the approximately 200 residents and guests who attended. Of the 45 who chose to respond to the ballot there were only three who opposed the suggested bylaw changes; approximately 93% supported it.

Once approval of the Bylaws was obtained, the process of preparing the application for 501(c)(3) began. The application was prepared primarily by Deborah Neal and Charles J. Ansorge with help from Pete Steen, Chris Spence, and Edie Toner. The application was filed electronically on August 8, 2014 and a determination letter was received on September 8, 2014 indicating CMCA was now an officially tax exempt association.

Purposes and Mission of CMCA

CMCA is a nonprofit public benefit corporation and is not organized for the private gain of any person. The specific purposes of this organization are:

1. To actively support community projects of an educational, scientific, charitable or historic nature undertaken for the public benefit.
2. To promote ecologically sound stewardship of the community's natural resources,
3. To create a forum and a voice for the community with which to stay in communication with the local government, particularly in land management, emergency services, homeland security, and in communication with the greater Oregon community in order to share ideas, facilitate coordination, and encourage cooperation to better secure the health and safety of the general public,
4. To provide a cohesive center within the community where traditions may be honored, and individuals may be brought together with neighbors to build and identify supportive community bonds.

From the above four purpose statements a shorter Mission Statement has been prepared for CMCA.

The Cape Meares Community Association Serves as a Catalyst to Promote Social Interaction and Exchange of Ideas Around Common Educational Interests, Environmental Stewardship, Historical Preservation, and Community Well-being.

Financial Statement for CMCA

Anita Johanson was selected by the CMCA Board of Directors to be the treasurer of the Association. It has been her responsibility to collect and record all donations during the year whether in cash or in kind and record and make payment for CMCA's financial obligation as received.

Because no dues are collected for CMCA, the association depends upon the generosity of its residents for contributions to pay for the bills that are associated with maintaining our community center, paying for utilities, insurance, pellets for our stove, food for special events, speakers and entertainers for special events, and various other items. Operating expenses for CMCA range between \$5000 and \$6000 per year.

The CMCA Board provides financial updates each quarter and also provides a summary of financial activities for the year in the Annual Report that is published.

Since CMCA is now a 501(c)(3) it is possible for residents and friends of the community to take a tax deduction for financial contributions. In addition, residents and friends of Cape Meares can notify organizations where they may have an affiliation and a contribution matching program for of any contributions being sent. Our treasurer confirms donations and receives the matching gift of behalf of CMCA.

CMCA does its banking at TLC Federal Credit Union. A second signature is required for all checks over \$200. Anita Johanson, Charles J. Ansorge, and Merilee Sommers are currently authorized signatories on the account.

In order for our Association to remain strong and grow it is important for our residents and friends to provide continued support, whether it be in time spent volunteering, attending events and meetings and making your vision for the association known, or ongoing financial support. The Board is grateful to everyone who has contributed in any way to support the mission of CMCA.

CMCA Annual Financial Report 2014						
Liquid assets						
Current Assets			31-Dec-13	31-Dec-14		
Checking/Savings						
	Checking TLC Operating Account		5061.91	3867.37		
	Reserves		0.00	500.00	4367.37	balance in check book
	Savings TLC SHPF (renovation)		13702.13	6429.37		
	Total Checking/Savings		18764.04	10796.74		
Other Current Assets						
	Undeposited funds	Operations	1375.00	3038.00		
	Undeposited funds	SHPF		738.25		
	Total Other Current Assets		1375.00	3776.25		
	Total Liquid Assets		20139.04	14572.99		
Liabilities			0.00	0.00		
Overall Income & Expenses			Actual	Actual	Budget	over/under
Donations			2013	2014	2014	2014
	Operating Budget		6038.33	5611.03	4550.00	1061.03
	Specials			268.00	0.00	268.00
	Memorials			150.00	0.00	150.00
	Brick sales			500.00	0.00	500.00
	Rental of School house		450.00	500.00	500.00	0.00
	Total Income Operations		6488.33	7029.03	5050.00	1979.03
Donations						
	SHPF fund		13702	833.25	0.00	833.25
	Dividends (SHPF)		0.13	0.19	0.00	0.19
	Total SHPF income		13702.13	833.44	0.00	833.44
Total Income			20190.46	7862.47	5050.00	2812.47
Expenses			Actual	Actual	Budget	over/under
Operations			2013	2014	2014	2014
	Building/Property Management		994.86	833.21	800.00	33.21
	Donations	Fire Dept.	0.00	218.00	0.00	218.00
	Fund Raising		269.50	1190.92	1000.00	190.92
	Insurance		1628.00	1704.00	1650.00	54.00
	Legal	501 (c)(3)	100.00	450.00	0.00	450.00
	Social Committee		486.06	1360.22	700.00	660.22
	TPUD	electricity	400.00	304.22	400.00	-95.78
	Total expenses		3878.42	6060.57	4550.00	1510.57
SHPF Fund						
	Re-siding , windows, etc.		0.00	8151.36		
	Refund			-783.41		
	net cost			7367.95	8000.00	-632.05

Social Activities

Deborah Neal is our current Social Director and regularly wears many other hats as a CMCA Board member. Deborah is responsible for organizing all of the CMCA social activities. Deborah was also instrumental in preparing the application for 501(c)(3) status. She has shared this overview of social activities during 2014.

January

The New Year's Eve Party and Silent Auction was a success, and donors were thanked for their many valuable contributions in-kind. The range of donations was impressive from an electric train set to a day of hiking with a local guide. The month concluded with a potluck.

February

The traditional absence of a Valentine's Day Party so people could date their sweethearts in private was again observed, and residents refrained from gathering the Lonely Hearts Club. On the final Saturday of February, the usual potluck drew a crowd, and did not celebrate any of the Hallmark or National Month events, but partied nonetheless.

March

Breaking with tradition, the community was invited to support and partake of a St. Patrick's Day feast on March 17. It was well attended. Despite the lack of a pot of gold at the end, the usual monthly potluck took place the evening of the last Saturday, ushering in the Spring.

April

Momentum began to gather for the presentation of the new and revised By-Laws, and for the next two months a series of informative announcements and email discussions gave the community a chance to comment on new guidelines leading toward the formation of a 501 (c) 3 Non Profit status.

The end of month potluck furthered informal discussions.

May

Memorial Day brought good weather, a delicious picnic/potluck, and ratification of the new By-Laws.

June

Preliminary stages of the 501 (c) 3 application were completed.

July

The largest July 4th Picnic in recent history took place following a spontaneous local parade. In addition to the picnic, the schoolhouse supported an art show, a plant sale, and the threat of a poetry reading. The winners of the "Water Pool" were announced. On July 26th, the First Annual Lake Meares Regatta took place at the Cape House, followed by an elegant potluck party, the noted celebration of the Ansorge's 50th Anniversary, and a toast to the new Water Tank up on the hill.

August

Application was made for the 501(c)3, an ultimately successful bid.

September

Labor Day brought with it a splendid picnic with Steve and Goldie Moss performing their vocal and instrumental music on the lawn, and beautiful late summer weather. Also in September was the first Water Color Painting Class, an event attended by a dozen residents, and one that would be replicated in the coming year.

October

Halloween was wonderfully attended, most guests in costume, with a potluck featuring decidedly ghoulish menu items. Of particular note were the dead-finger-dips and the gelatinous brain.

November

Everyone was thankful not to have a potluck, as the incoming houseguests for Thanksgiving kept most people extremely busy.

December

This holiday month brought the annual holiday party, caroling, and Peppermint Schnaaps. The month gave in to the New Year with a silent auction on New Year's Eve and a sleepy crowd.

Submitted by Deborah Neal

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Building and Grounds

The Community Center Schoolhouse was used this past year 54 times for a variety of things such as meetings, potlucks, weddings, birthday parties, art days, card making and even a fishing derby.

We hosted the 4K cyclists all the way from Baltimore, Maryland for lunch in August.

We completed the new siding on the building, couldn't have done it without 10 workers and 5 people providing lunches for the workers. Randy Klobas was the leader of that charge. The old siding was purchased by the Burkes and Chris Spence purchased new siding that was left over. New windows were put in in the new addition and Chris Spence was at the helm of that project.

There is now a proper library in the schoolhouse thanks to Deborah Neal.

We purchased 40 new Corelle plates and bowls for indoor events. We have a new hedge trimmer and fire extinguisher. With the moving of Merilee came boxes and boxes of decorations, kitchen supplies, movies and spirits...all donated.

We held our spring clean-up in mid-April 2015 with the help of 18 people, got it done in just a few short hours. A big THANK YOU to all!!

The wooden floor of the Community Center will be refinished this next week by Olson Hardwood Floors, so we are closing the building for any use for the week.

Submitted by Mike and Patti Smith

Emergency Preparedness

Given our location and demographics, the Cape Meares community recognizes the need for emergency preparation so that we may increase our ability to be assets in an emergency, not victims. The Cape Meares Emergency Planning Committee and community members have planned for emergencies including weather related road closures and power outages, and the predicted earthquake and tsunami event. Working with the Oregon Department of Geology and Mineral Industries (DOGAMI) and local agencies, we were instrumental in forming the tsunami evacuation map for Cape Meares. Due to topographical considerations, five temporary evacuation assembly points are on that map. We have practiced drilling for a large locally generated earthquake and tsunami. During the county-wide evacuation drill in 2011, approximately 155 persons arrived at our assembly points or over 200% of our full-time population!

To deal with periodic weather-related road closures and power outages, we have provided a transfer switch in the Cape Meares Community Center to power the building with generators. The building is equipped to serve as a warming center in case of long-term power outages and road closures. Many of our residents own generators and can be counted on in other ways to help those in need. Tillamook Fire Station 73, on 8th St. in Cape Meares, is manned by five local members of the Tillamook Fire Department. These firefighters are trained in the operation of the two rigs that are stored at Station 73, a Brush Truck which has a capacity for 200 gallons and a Tanker that has a capacity of 1000 gallons. These firefighters are trained in CPR, First Aid, have received medical training and include one professional EMT.

Resident medical personnel include two medical doctors, two EMTs, one veterinarian, and four RN level nurses. The community has organized a Wildlife Medical Training course, we have offered CPR and First Aid to all community members and many have been trained. Seven of our local residents are CERT trained. Ten members of the community are trained Red Cross Volunteers. We established a vibrant Map Your Neighborhood (MYN) program four years ago and update the

information regularly. New community members are oriented to the program. We participate in county-wide preparedness efforts including the Tillamook County Citizen Corps Council, and Tillamook HAM radio. We work closely with the Emergency Volunteer Corp. of Nehalem Bay to improve our preparedness programs.

Throughout much of 2014 and in years before the primary leader of activities related to Emergency Preparedness was Pete Steen. He was assisted by Chris Spence, Robert Yolton, Jerry Thompson, and Ken Moulis. Late in 2014 Pete Steen asked to step down from the leadership in this area but to remain available and willing to lead workshop activities for community residents related to emergency preparedness. Mike Neal has taken over as the leader of the group charged with community activities related to emergency preparedness. Deborah Neal has also agreed to be a member of this group.

Of interest to this community is building a number of facilities that will be used to store emergency supplies in the event of an earthquake and tsunami. Recently a grant was submitted to Tillamook PUD to build several of these facilities. The grant was partially funded for approximately \$6,500. The Emergency Preparedness committee is now preparing plans for building and supplying facilities at four locations above the inundation zone in Cape Meares. Periodic updates will be provided for the work they will be doing in the months ahead.

Future Plans

The CMCA Board held a Winter Retreat in January of 2015 to plan activities for the year among other matters of business. Highlights for the meeting as they relate to what can be expected during the year follow:

- Keeping residents and friends of Cape Meares well informed will continue to be important throughout the year. Fortunately we have good tools available to do this. Expect to see messages sent out via MailChimp, information posted on Nextdoor, and various kinds of news added to the capemeares.org website.
- The lifeblood of this organization is to sponsor monthly potlucks for the residents. Potlucks are scheduled for the last Saturday of each month and begin at 6 PM. Please plan to bring along enough food to serve 6-8 people in the form of a salad, dessert, casserole, etc. Meet new friends, enjoy good food at these community events.
- In addition to the monthly potlucks are special events planned for the Memorial Day weekend, July 4, and Labor Day. There will be special programs and entertainment for some and maybe all of these events.
- Another special event is our annual Holiday Party in December and our end-of-year celebration bash where we also have a silent auction. Say good-bye to the “old” and ring in the “new” with your friends and neighbors.
- There will be several opportunities during the year for residents to show their support for changing the zoning of the Bayocean Spit. The Tillamook County Board of Commissioners have asked the County Planning Department to begin the process of changing the zoning from Recreation Management (RM) to Recreation Natural (RN). This is a process that is designed to further protect the Spit in years to come from attempts to build a development as was attempted during 2014 when a proposed eco-resort was denied by the Planning Department. It will be very important for Cape Meares residents to appear at two public meetings during 2015 in support of the proposed zoning change. Keep the Spit as it is now and keep it that way for future generations to enjoy.

- During 2014 several events were held at our Community Center for residents interested in learning more about art. A core of interested residents will continue to work with their teacher during 2015. The Board would like to encourage other interested groups to meet at our Community Center. Do we have quilters, hunters, fishermen, hikers, HAM radio operators, photographers, genealogists who would like to start a special interest group? The Board will work with groups who happen to have a common interest.
- Since CMCA is a brand-new 501(c)(3) association the Board has a need to prepare a manual of procedures that need to be followed. While we have Bylaws that govern the association, the Board has been tasked to prepare guidelines that will govern the way we manage our business. This is probably not of interest to typical residents of Cape Meares, but it is important for all Board members that we have these guidelines in place.
- Cape Meares owns 106 acres of land to the south of our community which was donated to us by Stimson as a tax write-off since they were unable to log it. It's located in the slide area that as we know is moving steadily to the Pacific Ocean. One of the missions of CMCA is to be a good steward of the lands. As a good steward we need to decide if it is in our best interest to retain ownership of this land or return it to Tillamook County. Why would we ask this question? We have consulted with an insurance agent and found out that our rates will need to be increased to protect us should someone be hurt hiking in the preserve. It is potentially an attractive nuisance. We may need to get an opinion from an attorney or from a CPA regarding this property. A decision should be made by the end of the year.

Annual Fund Donors

Listed below are CMCA’s financial donors for the 2014 calendar year plus those whose 2014-15 fundraiser donation was received in 2015. These contributions are greatly appreciated and are crucial for CMCA to function effectively for the community. Thank you to all.

Stephen & Andrea Anderly	Wendy Kunkel
Charles & Marcille Ansorge	Jim & Laurie Marsh
David Audet	Lawrence Mathews
Bertha & Karen Aviles	Greg & Celine McCarthy
Andrew & Lana Ayers	Ernest & Charline McDonald
Dagmar & Richard Barsch	Sally McGee
Steven Becic & Tim Corbett	Deborah & Mike Neal
Barbara J. Bennett	Robert & Carolyn Ollikainen
Kevin & Kathy Burke	Minna Ostlind
Catalyst Properties	Rodney & Mary Pelson
Melinda & Philip Conti	Stephen & Annette Quinn
Patricia D. Danenberger	Neil & Ardis Schroeder
Carl Falk Georgia Grove	David & Patricia Smith
Cherri & David Gallison	Beverlee Smith
Bob Garrigues	Mike & Patti Smith
Scott & Mary Gordon	Merilee Sommers
Emma Grutbo & Steven Harris	Chris & Jane Spence
Diane Hanset	Pete & Ellen Steen
John Harland & Janet Hoffman	Beverly Stein & Robert Freedman
Wendy Hart & Eric Mick	Gerald & Sonya Thompson
Wayne & Judith Hayes	Thrivent Insurance Company
John & Marjorie Hirsch	William & Carol Thwaites
Jim & Valerie Jenkins	Edie & Dave Toner
Jerrold & Betsy Jeronen	Margaret Tweelinx
Keith & Anita Johanson	Bob & Joyce Van Speybrock
Barbara & Wendell Johnsen	KJ & SF Walz
Bryan & Karleen Johnson	William & Marcia Winter
Ann Kanyid & Sue Beckman	Tamara Witcosky
Sinclair Kinsey	Joseph & Sheryl Wonderlick
Graham Kinsey	James & Margaret Woodle
Randy & Spike Klobas	