

**CAPE MEARES COMMUNITY ASSOCIATION (CMCA)  
COMMUNITY CENTER, CAPE MEARES, OR  
SATURDAY, February 20, 2016  
10:00 AM**

**ATTENDANCE**

Charles Ansorge	Eugene Nemish	Chris Spence
Marcille Ansorge	Mary Jane Pelson	Jane Spence
Kevin Burke	Rod Pelson	Pete Steen
Anita Johanson	Mike Smith	Beverly Stein
Keith Johanson	Patti Smith	Jerry Thompson
Bob Garrigues	Merilee Sommers	

**1. Call the meeting to order.**

Charles Ansorge, president, called the meeting to order at 10:02 am.

**2. Announcements**

*New Residents to Cape Meares*

Merilee Sommers announced that she has a new renter in her East Wing, Natalie Watts, the mother of Jenny Stanley, a resident on 4<sup>th</sup> Street.

*Residents who have moved*

None were reported.

Charles Ansorge, a member of the Oceanside Water District announced that the district is in the process of replacing all the water meters in the community. Some of the meters are under water in the streets to the west and will need to have additional work done on them. There was a question about moving the meters at some of the properties on the hill and they were informed to contact the water master for further information. The new water meters will permit the meter readers to use remote equipment to read the meters.

Pete Steen announced that there would be a sanitation workshop for all residents at the Cape Meares Community Center on Saturday, March 19, from 10:00 am to 12:00 noon. The purpose is to learn about sanitation issues after a disaster. Pete said that more people die from lack of sanitary facilities after a disaster than as a result of the disaster itself. Three guests speakers are scheduled. All residents should plan to attend. It may save your life!

**3. Approval of Agenda.**

Charles added an item to new business: Invite Tillamook Board of Commisssioners Kevin Burke moved and John Harland seconded that we approve the agenda as amended. Motion passed.

**4. Approve the Minutes of November 14, 2015**

There were no corrections or changes to the November minutes. Jane Spence moved and Patti Smith seconded that we approve the minutes. Motion passed.

## **5. Review the Financial Statements as of February 1, 2015.**

Anita Johanson, treasurer, reported on activities from November 15<sup>th</sup> to February 3, 2016.

Expenses included the following:

- Donation to the Tillamook Volunteer Fire Association \$200.00
- Liberty Mutual Insurance \$854.00
- Hartcrowser for a Geotech Engineering report related to water problems on 5<sup>th</sup> Street \$2,531.00
- Tillamook Public Utilities for electricity for the building \$109.46
- Supplies for social events \$423.00
- Fundraiser expenses \$214.00

Income was as follows:

- Fundraiser \$5,925.00
- Reimbursement for the storage shed on 7<sup>th</sup> Street from PUD grant \$4,159.42
- Rent deposit \$25.00
- Thrivent matching funds \$187.00

The balance in the treasury as of February 3 is \$9,697.67. The Schoolhouse Preservation Fund has a total of \$4457.19.

## **6. REPORTS**

### **A. Treasurer**

Anita reported that she has to file three reports related to the 501(c)(3). One is to the Federal government and has been completed and approved. Another is to the Oregon Charitable Activities section of the state of Oregon, which includes reporting the number of volunteer hours and fixed assets. A report is also to be sent to the Secretary of State of Oregon, which has a fee of \$50.00.

The Board is looking at setting up a fund dedicated to program reserves. This money would be available for funding projects until grant money is received and for emergency situations. Anita has been studying how these funds are handled. She said that it is recommended that non-profits have three months to one year of their annual budget in these reserves. A policy is needed on how to use and move the funds. The Board will discuss this further at their April meeting.

### **B. Social Chair**

Deborah Neal reported the following:

Our Holiday Party attracted a large crowd this year, and the food was delicious. There was some confusion on the part of new neighbors as to the attraction of the cat on a green background, but over time, they will come to appreciate the subtlety of such icons. Our dear Leader, Charles Anson, seemed underwhelmed by his gift of earthquake glue, but perhaps next year, he will draw the cat on a green background and feel better. Overall, the gift exchange was, per usual, filled with the flotsam and jetsam of Cape Meares everyday life.

The Caroling Party in 2015 was decimated by the serious epidemic of strong voices recovering at home from illness, so those who arrived to sing hit the street and visited the front porches of their fellow Christmas Carol enthusiasts and sang until they were begged to stop. They shall remain mercifully nameless, but you know who you are, and you know where you went that night between showers.

New Year's Eve was its usual happy, rowdy decadent free for all and the silent auction was exceptionally silent, as most were celebrating just making it through to New Year's Eve. The

ice cream was popular, as were the desserts people brought. It was an excellent end to 2015.

December was the rehearsal for the Tsunami with the rain coming in huge waves and slamming the hillsides instead of the beach. During the month, the social committee found it appropriate to put out groceries - milk, eggs, bread, cheese, and various odds and ends in the Community Center to assist those who weren't ready to be shut off from civilization when the road washed out. It would seem to be a good idea in the future to have such supplies on hand for non-earthquake emergencies, when the Community Center might be a refuge for people escaping the hills from landslide or fire. We also learned that bottled water might well be needed for medical purposes, even if there happens to be drinking water in the creeks. Another lesson we learned is that the creeks flow very muddy for a long time after landslides, so having bottled water on hand will be useful.

The January potluck was held January 30 and was followed by a movie night with the Marx Brothers' Night at the Opera. (Thanks to Kathy and Kevin Burke for donating the new large screen TV to the Community Center.) All had a good time watching the movie.

The next potluck is scheduled for February 27. Deborah has not decided on a theme yet.

On March 20<sup>th</sup>, the equinox, at 4:00 pm Deborah will be at the Community Center reading her poems. All are invited to listen and bring their own literary works to read.

The art class has been suspended for a few months. The group may get together for classes without a teacher.

Deborah said she has no plans now for additional purchases of food supplies. There are presently supplies in the freezer for a few days for residents in case of emergency.

An additional comment was made by Deborah that because of the abundant rain the last few months the earth around her property is moving and anyone in the area should be careful.

### **C. Building and Grounds**

Charles thanked Patti and Mike Smith, in charge of Building and Grounds, for providing donuts for the meeting and for turning on the heat earlier in the morning.

Patti reported that she and Mike attempted to move the large rhododendron to the south of the CMCA building but were not able to dig it out of the ground. They did remove a smaller one from the back of the building and replanted it near the water pump station. Spike and Randy Klobas have donated grasses to plant and more rhododendrons are planned to be moved. A workday is scheduled for Saturday, April 16<sup>th</sup> to do this work as well as pruning.

Bill Winter has donated a small gasoline-powered pump to the community that will be stored in the shed and will be available to residents for use.

Bev Stein expressed her appreciation for the plantings around the pump station in order to lessen the noise.

## **6. Old Business**

### **A. Emergency Preparedness Report**

Charles showed the framed photo of the check from the PUD grant, the first of what is hoped to be many more grants.

CMCA has applied for a grant from Homeland Security for \$50,000.00 to build three additional storage sheds, one on 3<sup>rd</sup> Street, one on 5<sup>th</sup> Street, and one on 9<sup>th</sup> Street. The grant

was written with the help of Eric Swanson at the Tillamook Regional Center. The shed must be pre-constructed and must be portable.

## **B. Spit Rezoning Progress Report**

John Harland reported that he and Charles A. continue to work with Cameron LaFollette from ORCA to follow developments regarding the proposed rezoning. At its November meeting, the County Planning Commission had recommended to the County Board of Commissioners to rezone the Spit from Recreation Management to Recreation Natural.

At this point, the County Commissioners are reviewing the recommendation in light of a threatened lawsuit from landowner Bernards, due to the cost of the defense to the County. The County feels that it has a strong case for making the change but does not have enough funds to pay for the defense. Since they requested the Planning Commissioners to consider the change, the Board of Commissioners does not have to act on the Planning Commission recommendation to rezone the Spit.

## **C. Report on 106 Acres of Land Deeded to CMCA by Stimson**

Stimson Lumber Company in 2007 deeded 106.5 acres of land to CMCA in 2007. This land is tax-free and to continue to keep it so, a form must be signed before 2018. Charles passed around maps showing the location. The land has never been surveyed and only one monument marker has been located. Charles had spoken to a local surveyor who suggested it would cost \$15,000.00 to survey the property. The major portion of the land is a slide towards the Pacific Ocean.

The area of concern has been along 5<sup>th</sup> Street in the area by the old water tank. A road was established to permit the harvesting of timber in the woods and to enable the water district to have access to the former tank. In December 2015, because of heavy rains, a culvert under the utility road was clogged and water began to build up south of the road. The community had concerns, and continues to have concerns, about the water breaking through the road, which presently acts as a dam and damaging properties downstream. Because the land is not surveyed, CMCA is uncertain about the exact property markers. The main concern is liability. A statement was received from Hudson Insurance Company, which insures the property, which said that at the present time, it is important to monitor the area, which residents have been doing and that we do have coverage for liability.

*In summary, my take is that 1) you do have a responsibility as landowners to have some form of a survey done to identify any potential problem areas and implement a mitigation or remediation plan; 2) you have the responsibility to implement a plan to conduct continuous evaluations of your land in the future, frequency being dependent on usage & topography; and, 3) based on the types of claims they've defended in the past, it does appear that the company would provide you with a defense if a loss were to occur so the more you've done your due diligence the better that defense will be able to be.*

Charles presented a document that was signed in 2006 by the president of CMCA at that time that states that the road area is owned by Trillium LLC; the document gives an easement to CMCA for use of the road. There is a question if Trillium LLC still owns the land or if it is owned by the Grimm Brothers.

A lively discussion was held regarding whether CMCA should continue to own the land or look for ways of getting rid of it. The land that is in the slide area moving west is not of concern. The land by 5<sup>th</sup> Street is because of not knowing what part is owned by CMCA and what the liability issues would be if damage were to occur to areas of Cape Meares as well as for the general safety of the residents. Charles has discussed the situation with a local

attorney, Mike Kittell, who said he would be interested in giving advice at a cost of \$180.00 per hour and his estimate is that it would require 2 to 3 hours of work.

Some of the comments and questions are summarized as follows.

Pete Steen summed up the situation by stating that the problem for CMCA is not the slide area moving to the ocean, something going on for thousands of years, but the road issue.

Chris Spence asked if we were at risk of not having the road as a trail if CMCA didn't own the property. Because of the easement, this should not be a problem.

Jane Spence questioned if CMCA no longer owned the land, would it affect the status of the 501(c) (3). It would not.

Jerry Thompson wanted to know if it is available for hunting. Pete Steen replied that if it were restricted in any way, CMCA would lose the protection of the Oregon statute that gives immunity to public lands.

Chris questioned whether CMCA could afford to own it because of the basic costs of caring for it.

Pete commented that by owning the land, CMCA could control its use.

Bev asked if we tried to give it back to the County, would it take it? Uncertain.

The discussion ended by Charles' noting that our biggest concern is damage to the neighbors' properties from water and debris flows. John H. suggested that CMCA have a small committee to define issues. Bev suggested that a letter be written to the Grimm Brothers who presently own the road and neighboring property and may have liability issues and inform them of these. The community will continue to monitor the situation. Nothing can be done to unclog the culvert until the water is gone, which should be sometime in the summer. Charles will contact Tillamook County Community Development to determine land ownership.

## **8. NEW BUSINESS:**

### **A. Use of CMCA funds for Emergencies**

Charles referred to the December 2015 report he wrote about the amount of rain Cape Meares received and the resulting problems because of pooling water on 5<sup>th</sup> Street. There was a concern of flooding water and debris damaging nearby properties. The decision in December to hire a geologist/hydrologist was one that had to be made quickly and was made with the full vote of the Board. Chris Spence wanted to know if there was a better way to address the situation. The consensus was that what was done in December was appropriate. Bev Stein offered that in that sort of situation one has to make a decision to act and what should be done afterwards is to debrief and determine what was learned for future decisions. This was done in the report written by Charles about the December 2015 events.

### **B. Election of Board members coming up in May**

Charles announced that the terms of Anita Johanson, John Harland, and Kevin Burke are expiring and an election will be held in May to fill these seats. The present members may continue for another term. Any one wishing to nominate someone or himself/herself should contact a member of the Board.

Election for new officers will be held in June by the members of the Board.

### **C. Other New Business: Invite Candidates for Board of Commissioners to speak**

Charles had posted a poll on Next Door asking residents to vote whether CMCA should invite candidates for the Tillamook County Board of Commissioners to attend a forum here to present views on issues of concern to residents of Cape Meares. Eighty-two percent voted in favor. Because of concerns about getting the candidates to come at one time and also having a strong turnout, it was decided it would be better to prepare a list of questions to which the candidates could respond and have these responses posted on Nextdoor.

### **9. Public Comments**

Charles read a comment sent from by email from Anne Fluetsch who was not able to attend but had concerns about the trimming and clearing done along Bayocean Road. This is done by the County Public Works Department and consists mainly chopping off branches where needed. Anne's concern is that the trees and plants are subject to disease as a result. Anne had posted these concerns on Nextdoor and many residents responded. All acknowledge that the pruning is not well done but at the same time most agree that because of limited funds, there is small possibility of trimming correctly. Trimming and clearing is necessary to keep trees from being hazards to motorists and to keep the ditches along the sides of the road clear to keep culverts from clogging and creating washouts.

Mike Smith related that there was an incident earlier in the week where a woman walking on the beach injured her leg and needed emergency help. Fortunately residents saw her and sent for help and Mike and Olli Ollikainen were able to get her rescued. She expressed her gratitude to the residents of Cape Meares for their help. Mike continued that anyone needing help should not hesitate to call 911 when needed. They will respond. It was also noted that anyone walking on the beach should always take a phone with them in case of accident.

### **10. ADJOURNMENT**

John Harland moved and Kevin Burke seconded to adjourn the meeting. Motion passed.

**ALL REGULAR MEETINGS ARE OPEN TO CAPE MEARES RESIDENTS. PUBLIC PARTICIPATION IS ENCOURAGED.**

The Cape Meares Community Association is a 501 (c) (3) sanctioned organization.  
Website is: [www.capemeares.org](http://www.capemeares.org)

Submitted by Marcille Ansorge, Recording Secretary