

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

ATTENDANCE

Charles Ansorge
Marcille Ansorge
Arla Ayers
Brad Ayers
Barb Bennett
Kathy Burke
Kevin Burke
Rob Freeman
Bob Garrigues

Mary Gordon
Anita Johanson
Deborah Thomas Neal
Mike Neal
Gerry Odisio
John Odisio
Olli Ollikainen
Veronica Paracchini
Bonnie Providenza

John Providenza
Ella Seibert
Patti Smith
Shannon Smith
Chris Spence
Jane Spence
Pete Steen
Bev Stein

1. Call the meeting to order.

The meeting was called to order by the CMCA President, Chris Spence, at 10:04 AM.

2. Announcements

- Chris indicated that he needed to resign from the Board and thanked all members of the current Board for their work in support of community activities.
- Illegal ATV traffic has been observed on the beach. Please note description and license plates of illegal vehicles and report to Tillamook County Sheriff. Note that some ATV use, as with the State Parks staff, is allowed.
- A reminder to Cape Meares residents and homeowners; all Oregon beaches are State Highways, and as such are open to the public for any and all legal use. This includes “our” beach.
- A suggestion was made to request a limit on number of rental properties in Cape Meares, such as that which exists in Manzanita. The topic is open to discussion, but it should be noted that Cape Meares is zoned unincorporated Rural Residential. We are under the jurisdiction of the county. Neither Cape Meares residents nor CMCA has the authority to make such a restriction. Unless Cape Meares were to incorporate, we could only request of the county to make restrictions.

3. Committee Reports

A. Social Chair (Deborah Neal)

“The CMCA 2016 Holiday Picnic Season was off to a good start on Memorial Day with around 75 guests enjoying the barbecue. We served a mixed grill with

seven varieties of meats, as well as a salmon filet, and a buffet of homemade side dishes of both vegetarian and carnivorous delights.

“The Fourth of July Weekend included a Beach-O-Rama Garage Sale, launched by Spike Klobas and Kathy Burke, offering one of the best arrays of little plastic toys ever under this roof, as well as art and pottery made by Cape Meares artists, and miscellaneous tools, gadgets, and collectibles. There were exotic plants and essentially something for everyone at great prices. It was so successful, there will be a follow-up Labor Day Weekend Beach-O-Rama Garage Sale, where if you wish, you can bring back what you bought at the beginning of summer, and sell it again.

“On the day of the Fourth, there was a spontaneous parade around 11:00, featuring the usual toddlers, cyclists, Sneaker Waves, Salmon-Cycles, and cheering audience, concluded by a drive down and up Fourth Street by the Fire Engine and Crew, throwing candy. At one o'clock, Gary and the Meares Cats tuned up and played for several hours to an enthusiastic crowd, as people ate, drank, danced, and listened. The weather was perfection, and the Bennetts graciously shared their beautiful backyard for the party.

“The July Potluck featured leftovers from the Fourth, as well as fresh and tasty side dishes with a modest crowd of regulars sitting at a single table, an intimate and casual evening which was pleasant after our large crowds of the previous gatherings.

“In August, Cape Meares hosted another successful party for the 4K for Cancer bike riders from the East Coast, with a donated keg of root beer, and another of beer, from the Pelican Brewery. Neighbors outdid themselves this time, treating the kids to smoked salmon, a variety of side dishes, fresh fruit, salads, and desserts. Several of the kids were hosted overnight locally, and they all seemed to truly enjoy being honored with so much food.

“There is no potluck at the end of August because there is a Labor Day barbecue in early September, on Sunday, September 4th at 1:00 PM. On Labor Day Weekend the Emergency Preparedness Committee will have an “Open House” up 7th Street to celebrate the completed supply shed, on Saturday afternoon from 5 to 7, after the Beach-O-Rama. Pizza will be served, and cold drinks. Bring your own beer and wine.

“I have handed in my request to be excused as Social Director, having done the job for three or four years, and I will complete my tenure in the position at the end of December, at midnight. It has been a real privilege to be involved with non-stop parties, and I will continue to attend and revel in the merriment, but at this point I need to focus on some family activities I have been neglecting. I hope there is someone willing to take over this job- it is really a great way to get to know people in Cape Meares, and it's fun trying to think up new ways to enjoy

what's available here to do. It's very flexible. You can put in as much or as little time as you need, and there are always lots of helpers when the events come along. If you don't know whether you want to do it or not, you are welcome to try it out between now and December and see if you enjoy it. This job could also be done by a committee, or a group of two or three couples, rotating the responsibility. Thanks for all of your help.”

B. Building and Grounds (Patti Smith)

- Beach-O-Rama Sale planned for September 3. Residents should contact Spike Klobas if you want to reserve a table. A table will be available for items that residents would like to contribute to CMCA as part of the garage sale.
- The Shape Singing group will be returning again to Cape Meares and reserving the Community Center on September 10.
- A wedding reception will be held in the Community Center on September 13.
- The Oregon State softball team will be returning to our community on September 16, 17, and 18. They plan to have a potluck on September 18 at 11 AM for all residents. The softball team would like to get to know local residents. They have also volunteered several hours of community service. Bring food to share if you would like to meet the women’s softball team members.
- Oceanside Water District has their monthly meeting on September 20 beginning at 1 PM.
- CMCA Potluck on Saturday, September 24 beginning at 6 PM.

C. Income and Expense Summary (Anita Johanson)

Treasurer, Anita Johanson, gave the report of recent activities related to CMCA. Balance on hand in the General Account as of August 10, 2016 is \$7,910. Total expenses for the month were \$1396.30 and income was \$1867.95. Ending balance for the School House Preservation Fund was \$6,011.31.

D. Emergency Preparedness (Mike Neal)

CMCA received a \$10,000 grant from FEMA for emergency preparedness. The Tillamook Fire Department will oversee the use of these funds. Access to the funds is scheduled for this October at which time the guidelines regarding how the funds may be used will be made known. CMCA still plans to have three additional storage sheds and have supplies in all of them. The cost to build each of these storage sheds is approximately \$10,000.

Deborah Neal announced that she would no longer be leading the emergency preparedness efforts associated with Map Your Neighborhood. She also indicated

a need to find an other volunteer to assist Patti and Mike Smith and Kathy Burke as a captain due to the large number of residences in these two areas.

An open house will has been scheduled for the first of the Emergency Preparedness Storage sheds located on 7th Street near the residence of Mike and Deborah Neal. Date and time are Saturday, September 3, 5 PM.

4. OLD BUSINESS

A. Update on Bayocean Spit (Ansorge)

The Tillamook County Board of Commissioners scheduled a workshop on Friday, August 5 to discuss possible next steps in the management of Bayocean Spit. The workshop was positive in that all three commissioners appeared to support the position of trying to buy out the large private property owners, negotiating with the State Parks and Recreation Department to take over the county land so it can be managed better and putting an easement on the land to prevent campgrounds.

The only negatives were that they didn't vote to proceed because Commissioner Labhart wasn't there (a supportive statement from him was read aloud), and there was no decision on a path forward.

We will need to keep pushing for them to make a decision and take action, but we are getting nearer consensus. It is worth recollecting that there are a series of phases we have been through. The first was the defeat of the eco-resort, the second the proposal for the zone change, and now the next phase seems to be an invitation to OPRD for acquiring the Spit. Lots of details still to be worried about, but for once the commissioners did not "kick the can down the road" as has happened in the past.

B. Mitigation of blocked culvert beneath logging road in Meares Park (Spence)

Residents of Cape Meares were concerned last December when 29 inches of rainfall in the nearby area caused a large pond to be formed behind a logging road due to a partially blocked culvert. This caused a situation that raised alarm about the possibility of a rapid release of water from the dam and flooding below in our community.

The blocked culvert is on land that is likely owned by CMCA as a result of a donation from Stimson Lumber some years back. The 111 acres of land is to be used as a park and may not be sold for profit by our association. Nor is it possible for any of the trees on the property to be harvested. The land is located in an ancient landslide area.

Local residents, Olli Ollikainen and Mike Smith spent two days in early August of this year attempting to discover where the upland opening of the culvert was

located in an attempt to clean it out. Olli shared a report with residents using Nextdoor. The report appears below.

“With a pump donated by Bill Winter we were able to lower the water level behind the old water tank road. We mucked around in the mud and still 1 to 3 feet water with shovels and a rebar probe, but we were not able to locate the upper end of the culvert. Water is still flowing through the downstream end of the pipe. We conclude that the upper end of the culvert is buried too deep for hand tools or is totally rusted out. Or ground movement over the years has placed the end of the culvert deep inside the fill of the road bed. The water flowing out could be seepage from saturated soil into what’s left of the pipe.

“With the water level way down, it was disturbing to see the depth of the creek in relation to the erosion cut in the road. When the water reaches the height of the cut, the volume of water behind is considerable. For those who have been up there, the stream bottom was 10 feet or so below the blue water pipe after pumping.

“What can be done?

“1. Doing nothing is the cheapest. During a heavy rain event, we’ll need to monitor the level. Physically lowering the eroded channel with hand tools and using our pump could be an option.

“2. Are metal detectors available to try to locate the upstream end of the culvert? Since we know the downstream location, can survey instruments be used to locate the bearing of the upstream end? With a specific point, hand digging still might have a chance. But hours of slopping in deep muck got us no where on Thursday and Friday.

“3. Hire a contractor to dig out the break in the road. This is the best solution but the cost is considerable.

“After discussion of the problem motion made by Pete Steen to authorize the removal of the blocked culvert but limit the amount of the repair to \$2,000. Motion was seconded with the friendly amendment by Jane Spence that the amount be increased to \$3,000. This amendment was agreeable to the maker of the motion. Motion passed.

C. One Vote for Two Persons Sharing Board Position

At the May CMCA meeting, the idea of allowing 2 persons to share a single vote on the CMCA Board was discussed. The suggestion was that we allow 2 persons, whether a married couple, an unmarried couple, or any two individuals who meet the test of CMCA membership, to share a board position, including that position’s single vote. The effect of this change is to lighten the load of board membership

in that only one of the two would be needed to attend meetings, vote, or participate in other board activities.

A motion was made by Mike Neal to allow two persons to share a single Board position with only one of the individuals being allowed to vote on any Board matter. Motion was seconded by Kevin Burke. Motion passed.

The CMCA Board will add this information to the official CMCA Bylaws. It will be added as Section 1.A. under Article IV Directors. Bylaw changes are permitted when a quorum is present.

5. NEW BUSINESS

A. Cape Meares Directory

The Cape Meares Directory is compiled by a homeowner, Merilee Somers. It is not the property of CMCA. The directory contains information available from public record sources. It is offered to CMCA Board for use as an emergency response tool. Access to the directory is strictly regulated to avoid use for marketing or other illegitimate or illegal uses.

A motion was made by Mike Neal to allow individual residents of the community to edit their personal information. Motion was seconded by Veronica Paracchini. Motion failed.

The Cape Meares Directory will only be made available to CMCA Board members, local Map Your Neighborhood captains, and local fire department volunteers.

B. Election of Three Additional Board Members

Under Article IV (Directors), Section 1 (Number) the following information is listed in the community's Bylaws.

“The Corporation shall have not fewer than five (5) and no more than fifteen (15) directors and collectively they shall be known as the Board of Directors (“Board”). These numbers may be changed by amendment of this Bylaw, or by repeal of this Bylaw and adoption of a new Bylaw, as provided in these Bylaws.”

Previously the positions of Social Chair and Building Managers did not have official status on the Board. Hence, there is a proposal that three additional Board positions be added so that it will be possible for these positions to have voting privileges. Adding these positions does not require a Bylaw change.

A motion was made by Pete Steen and seconded by Jane to elect Deborah Neal, Patti Smith, and Mike Smith to the CMCA Board of Directors. Motion passed.

6. Public Comments

Mary Gordon expressed concern regarding speeding vehicles in the community and the concern she had especially for the children of a resident who lives along Bayocean. She indicated that property owners have the prerogative to post signs on their property asking drivers to observe the speed limit. She also suggested that CMCA add information to their welcoming sign at the community entrance asking drivers to observe the speed limit. She also indicated that the sign that was posted last fall near the lake that was vandalized would be replaced and attached to a post where it would not be possible to so easily remove it.

7. ADJOURNMENT

ALL REGULAR MEETINGS ARE OPEN TO CAPE MEARES RESIDENTS. PUBLIC PARTICIPATION IS ENCOURAGED. The Cape Meares Community Association is a 501c3 sanctioned organization. Website is : www.capemeares.org

CMCA Secretary, John Harland
Notes written by Charles J. Ansorge