

CAPE MEARES COMMUNITY ASSOCIATION

BOARD OF DIRECTORS

October 30th, 2016

2:00 PM

ATTENDANCE

Charles Ansong
John Harland
Anita Johanson

Deborah Neal
Charles Saxon
Mike Smith

Patti Smith

1. Call the Meeting to order.

Charles Ansong, Acting President, called the meeting of the Cape Meares Community Association (CMCA) Board of Directors (BOD) to order at 2:00 pm.

2. Approval of Agenda.

Charles Ansong reviewed the proposed agenda. Anita Johanson moved and John Harland seconded that the agenda be accepted as amended. Motion passed unanimously.

3. GUESTS: None

4. Approve the Minutes of:

A. The June 16, 2016 meeting. Patti Smith moved and Anita Johanson seconded that we accept the minutes as posted. Motion passed unanimously.

5. Review the Financial Statements as of October 30th, 2016.

Anita Johanson reported income of \$1312 and expenses of \$226. Presently there is \$8996 in the checking account. There has been no change to the savings account. Anita is planning to send out the annual solicitation for funds to the community – details are to be worked out

6. REPORTS

A. Social Chair (Deborah Neal)

Labor Day 2016 included some homegrown singing, and a good crowd attended. There was a Beach-O-Rama Garage sale, managed by Spike and Kathy, and a number of other neighbors, and it proved valuable as a place for a few neighbors to just gather and enjoy each other's company. I think a good case has been made to offer such beach-O-Rama's throughout the year, perhaps every quarter, with a coffee or tea party alongside.

The September Potluck was cancelled due to a conflict with the Burke's Open House on the same day, as well as a number of other social events among neighbors.

We had a great turnout for the Halloween Party on October 29th, with bountiful disgustingly decorated dishes, and excellent costumes. Prizes were given out for particularly outstanding contributions.

The Winter Holiday Party will include the white elephant exchange, a potluck dinner of elegance, and the accompanying décor., We plan, as well, to have a caroling party with Peppermint Schnaaps afterward. The New Year's Eve Party this year will be "Fancy Dress": meaning black tie or costume, and the Silent Auction will take place with vigor. Deborah Neal will officially complete her term as Social Director at the stroke of Midnight.

We would all like to thank Deborah for her exemplary service to the community as Social Chair. Her tenure has increased the interaction amongst neighbors and made Cape Meares a much greater place to live. Deborah has agreed to lead some events in 2017, in particular the July 4th celebration, and help train others. She has also agreed to stay on the CMCA Board of Directors. The Board will try to find a new social director, but if no one steps forward we may need to take different approaches to organizing the pot lucks and other social events

B. Building and Grounds (Mike and Patti Smith)

Patti reported that everything is going well. Mike and Patti cleaned out the shed and took junk to the dump. Thank you to Kevin and Kathy Burke for helping to clean up after the Halloween party. Discussion about whether we need a new grill and it was decided the existing grill is fine; the challenge is getting it out of the shed as it is so heavy

Thank you Patti and Mike for your excellent work managing the building and keeping it looking so fabulous.

C. Update Re Proposed Spit Rezoning (Charles Ansorge and John Harland)

Charles and John met with each of the County Commissioners and expressed the desire that the county donate or swap county land with Oregon Parks and Recreation Department (OPRD) so there can be more resources to manage the land on the Spit but expressed to the commissioners the importance of putting a conservation easement on the land so a camp ground or other development will not be built. Subsequently, the County Commissioners decided to open negotiations with OPRD with Commissioner Josi (as the County Parks Commissioner) leading the negotiations. Charles and John have a follow up meeting scheduled with Commissioner Josi.

7. OLD BUSINESS:

A. Agenda for November CMCA Meeting

Charles asked that items for the CMCA meeting scheduled for November 12 at 10:00 am be sent to him. Charles has kindly agreed to chair the community meeting

8. NEW BUSINESS

A. Election of President for Board

Chris Spence has resigned as President of the Board and also decided to resign from the Board. The Board thanks Chris for his excellent service to the Board and the community. In particular, your leadership and willingness to jump in and do things.

With Chris's resignation, the Board now has two vacancies and vacancies for the roles of president and Social Director. None of the existing Board members want to take on these roles. Charles has kindly agreed to draft a note for posting on Nextdoor soliciting new Board members and begin to think about what the community might do if no one wants to serve on the board or take on the responsibilities as President.

B. Disposition of the Stimson Property Deeded to CMCA

At the last community meeting, \$3K was approved to make a cut in the road that used to access the old water tank. The intent was that water from Coleman Creek would not build up behind the road with the potential for a landslide. This work was not completed before the rains started, but natural erosion has made a cut in the roadway so that water may flow freely downstream. Many thanks to Ollie, Charles and others

who have volunteered to monitor the situation and give warnings if the land looked unstable. There continues to be substantial erosion in the rest of the Coleman Creek valley on land not owned by CMCA.

There is uncertainty about what CMCA should do with the property. Charles contacted Tim Williams who was the CMCA President when the land was given to CMCA. Tim has now moved from Cape Meares but indicated the land was accepted by CMCA for potential enjoyment by members of the community. CMCA has liability insurance for the property, but some members would like to dispose of the land so that CMCA doesn't have to manage the property

Decided to discuss at the community meeting – that the \$3K was not spent, what has been happening and look at potential actions to reduce the liability

C. Social Chair Selection to replace Deborah

As discussed previously, Charles will write a piece for Nextdoor, soliciting people who may be interested in serving as Social Chair

D. Change to bylaws so a succession policy in place for a President who resigns

It was decided that there is no need to change the Bylaws as the Board appoints the officers of CMCA, including the President, and can appoint a new President following the resignation of an existing President.

E. Purchase of Four Tables to replace the outdoor tables

Existing outdoor tables are very heavy and dilapidated. The Board approved up to \$500 for Patti and Mike to purchase 4 new tables. New tables will be for indoor use and the least good existing indoor tables will be designated for outdoor use. It was suggested that it may be good for some of the tables to be smaller than the existing indoor tables to give more flexibility for lay out

F. Payment to Mike Neal for GoDaddy account for CMCA website

Deborah will ask Mike if he wants to be reimbursed for his expense and report back top Community at Nov 12th meeting

G. CMCA memorial for Jane Spence

The Board all agree that Jane made an enormous contribution to the community and is sorely missed. We would like to recognize Jane's contribution and are looking for the most appropriate way to do this. We will continue to discuss and ask for ideas at the Community meeting November 12th

H. Other Business

- Drinking water testing. Charles reported that three tests on the drinking water showed some presence of lead. Lead probably comes from some fixtures or plumbing in the community center as lead is not normally found in water at other houses. The concentrations are within acceptable ranges but the water master has indicated that it is better to get to non-detected. The Board approved for Mike and Patti to get a faucet filter
- CMCA has approved money for emergency radios. Deborah will ask Mike Neal to do training an report back at the November 12 community meeting

9. ADJOURNMENT at 3:50

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