

Cape Meares Community Association Board

Regular Monthly meeting on the 2nd Monday of each month at 10:00am

Board Meeting December 19, 2022, 10:30am

Members of the Board Present:

Sean Kohles, Treasurer
John Harland, Secretary
Patti Smith, Community Center Manager
Kathy Burke
Randy Klobas

The following were elected Board members during the meeting

Beverly Stein
Simone Goldfeder
Donna Lehto

John Harland, secretary, opened the meeting at 10:30.

Board accepted Sean's withdrawal of his resignation as treasurer and he has agreed to continue as CMCA Treasurer

Last meeting minutes.

Motion 1: proposed by Sean and seconded by John: Board accept the minutes of the December 12 meeting. The minutes were approved unanimously by the existing board members

With regrets the Board has accepted the resignation of Wendy Burroughs as Chair of the CMCA Board as indicated in her email of 12-18-22

New Board members

The Board discussed the qualifications and suitability of three proposed new Board members:

- Beverly Stein
- Simone Goldfeld
- Donna Lehto

Beverly and Donna live in Cape Meares and Simone has owned a house in Cape Meares for a long time. All have significant talents to contribute to Cape Meares Community Association Board

Motion 2: Proposed by John and Seconded by Sean that Beverly Stein, Simone Goldfeder and Donna Lehto be appointed CMCA Board members and Beverly Stein be appointed Chair of CMCA. The motion was approved unanimously

Watershed Protection Working Group (WPWG)

Beverly identified that the CMCA Board needs a document to confirm the relationship between the CMCA Board and the WPWG that will define the fiduciary responsibilities of the Board and areas where the WPWG can make decisions. Beverly will draft a document to bring back to the board for discussion and decisions.

The CMCA Board will get together for a special meeting on December 28 to discuss the document with the intent of having a document to approve at the next regular meeting scheduled for January 9

Miriam Fultz joined the meeting. Miriam grew up in South Tillamook County, owns a house in Cape Meares. She has expertise and experience in writing grant applications and has kindly offered to use her expertise to support the WPWG seeking funds for the purpose and has contributed money to searching for potential grants

The CMCA Board thanked Simone and Miriam for the time and

The WPWG has discussed getting help from the North Coast Land Conservancy (NCLC) and has a draft Memorandum of Understanding (MOU) with the NCLC. The NCLC has expertise in property purchases for conservation purposes that we will be able to leverage. The MOU will be discussed at the Dec 28 meeting with a final decision at the Dec 28th meeting or the January 9 meeting. Any Board member who cannot make these meetings should send their comments and suggestions to Simone and Miriam. Copies of the Draft MOU have been sent to Board members.

NCLC is a fiscal Agent and a Conservation Organization. As such can apply for Government grants for the land purchase

Appraisals

Applications for Government grants will need a valuation. There will need to be 3 types of appraisal

- Commercial Appraisal for the land
- Appraisal of the building lots
- Appraisal for the lumber value off the trees

Mr Grimm has an independent Timber Cruise appraisal we can use for the timber value. The most difficult part is finding a company with the availability and capacity to value the land. We have an estimate to complete this work for \$15,400. The appraisal needs to be completed for us to apply for government grants to purchase the property

Motion 3: Proposed by Sean and Seconded by Randy that CMCA board authorize payment of the down payment on the appraisal for the commercial property.

Next meeting will be December 28 in the Community Center at 10:00. Beverly will send out an agenda prior to the meeting