

Cape Meares Community Association Board  
Board Meeting Minutes, September 11, 2023

Members of the Board Present

Beverly Stein, President  
Aaron Cope, Treasurer  
Sean Kohles  
Patti Smith  
Mike Smith  
Randy Klobas  
Kathy Burke  
Claudia Cameron  
Simone Goldfeder  
Steve Quinn  
John Harland

Guests

Miriam Fultz  
Maria Grenzebach

Bev Stein opened the meeting at 10:00

Minutes

Motion to approve the May 8<sup>th</sup> meeting minutes moved by Sean Kohles and seconded by Kathy Burke. Passed unanimously.

New Board Members

Motion to appoint Claudia Cameron and Steve Quinn as new members of the Board with terms expiring in May 2025 moved by Kathy Burke and seconded by Patti Smith. Motion passed unanimously.

Finance Report – Aaron Cope

- Motion to appoint Aaron Cope as new treasurer to replace Sean Kohles moved by John Harland and seconded by Sean Kohles passed unanimously. Many thanks to Sean for your service as treasurer and doing a great job “professionalizing” our accounts and processes.
- Aaron is working to take our accounts to the next level with all our accounts in one workbook, and a simple report to the Board showing the approved budget and how we are doing against our budget.
- Fund raising letter will be sent out in December to the 170 people on our Mail Chimp account.
- Beverly and Aaron will put together a 2024 budget for review at a future meeting based upon expenses in 2023
- The July silent auction raised about \$4000 for CMCA and in addition about \$1000 was contributed towards the food.
- Kathy asked how she will be able to track emergency funds. Aaron indicated there will be a Google Doc that can be changed as money is committed.
- Large improvements to our facilities, such as a new roof on the community Center, should be funded by special appeals to the community, and not funded through reserves.

### **Loop Road Construction**

Mike Smith attended a review for first responders and gave the following report:

- There should be no gravel/rock trucks coming through Cape Meares because the 12% grade will wear out breaks
- There will be a gate on each end of the new road so the road can be closed for bad weather or if there are slides
- Pedestrians will still be able to walk on the old road.
- The new road should be open on Oct 31<sup>st</sup> for emergency vehicles and to the general traffic during the first of second week of November

### **Community Planning**

#### **Funding – Beverly Stein**

Bev commented there are three categories of TLT grants that we could apply for and not be directly competing between our priorities.

1. Roads (from Public Works budget): from which the 3-way stop where the Loop Road and Bayocean Rd meet could be funded
2. Signs(from Tillamook Visitors Association budget): Could fund our signage priorities.
3. Facilities(competitive grant): Could be a source for Lake Management and Oregon Solutions work and wheelchair access to beach.

#### **Signage – Claudia Cameron**

- The team will meet to align on priorities for signs so they can go into the Way Finder workshop with TVA prepared representing the whole community, not just isolated interests.
- Contacting the County transportation manager (Chris Laity) who needs to authorize signs.

#### **Lake Management – John Harland**

- The team has been engaging with Oregon Solutions who will be doing an assessment of whether Lake Health is an appropriate project for them. Oregon Solutions (OS) is an organization based at Portland State's National Policy Consensus Center to help bring stakeholders together when Stakeholders generally agree on a goal, but implementation requires multiple stakeholders involvement.
- An assessment is the first step in determining if Cape Meares Lake health is an appropriate topic and with enough agreement by stakeholders on the problem statement, priorities and resources to support the project
- The Lake Management Team has been identifying our goals, key issues and potential stakeholders in preparation for the OS Assessment. It was suggested we include Ducks Unlimited as a potential stakeholder
- The Lake Management team had a first face-to-face meeting and is also working on: community engagement – paddle and walk Sept 14; potential volunteer water quality monitoring; history and visual representation; and potential funding sources.

#### **Minimizing Visitor Impacts to CM**

- Overflow Parking: Will assess the need once the Loop Rd is opened and the 3-way stop signs are installed. Potential issue that more parking may just attract more people and not be a solution

- Restrooms: new “port-a-potties” are helping to alleviate the problem
- Trash cans: Overflowing trash cans are a problem – investigating if there can be more pick-ups during high use times
- Access to beach: Access has been changed for first responders so that the entry is on County right of way. Concern about the new access making it easier to drive motorized vehicles on the beach – which is not legal. New access route is more difficult for First Responders because of soft sand. Bev will add to her list of items to talk to Tillamook Co Public Works Dept.
- A team is developing a document on what to do when people see motorized vehicles on the beach, etc.

#### **Barbara Bennett Community Center Building Management – Patti Smith**

- Motion to increase the rental fee to \$100 per day and \$50 per half day moved by Patti and seconded by Aaron. Motion passed unanimously.
- Shed needs a concrete floor – Kathy will research what it would take and an estimate of the cost and Board will brainstorm uses at the next meeting.
- There are axe marks in the floor of the community center that are a reminder of the use by students and flooring of the community center has Native American origins – the floor came from longhouses.

#### **Short Term Rental (STR) -- Simone**

- Reminder for people to call the STR hotline if there are any problems.

#### **Community Education -- All**

- Septic Tanks: Recent funding made available for people to upgrade septic tanks – Chris Spence knows about this
- Dark Skies. Jim Cameron is researching this – look for article in the CM newsletter
- Fire resistant properties: Important topic – possibly Simone and Fire Chief for a Community meeting
- Pot hole filling: Bev will bring up with the County – Bev is working on a list to bring in at one time, rather than piece-meal

#### **Reports**

##### **Social Committee – Kathy Burke**

- Next event is Halloween potluck

##### **Emergency Preparedness – Kathy Burke**

- Great American Shake-out: Oct 19. Charles Ansoorge will be putting out a note

##### **Watershed Conservation – Beverly Stein**

- Waiting for appraisal of our property

Meeting Adjourned at 11:50am