

Bev Stein opened the meeting at 10:03.

Attendance

- Kathy Burke
- Claudia Cameron
- Aaron Cope, Treasurer
- Simone Goldfeder
- Scott Gordon
- Randy Klobas
- Sean Kohles
- Steve Quinn
- Patti Smith
- Beverly Stein, President

Guests:

- Miriam Fultz
- Maria Grenzebach

Approval of Minutes

Motion to approve the September 11, 2023 meeting minutes moved by Sean Kohles and seconded by Randy Klobas. Passed unanimously.

Treasurer's Report (Aaron Cope)

- Aaron is still working to get an accurate accounting for CMCA emergency preparedness efforts.
- Beverly and Aaron will develop a 2024 budget for review at the November 2023 meeting, which will be based upon 2023 expenses.
- Sean will transfer *BottleDrop* funds in December 2023.

Community Planning Updates

- *Vision/Purpose/Mission* (Steve Quinn)
 - These components help us define what do we want to be doing and how we know that we are doing them well.
 - There are two major themes – foster community and care for the place where we live.
 - The CMCA Updated Vision has been updated in two ways: short term rentals (#6) and community resilience and Emergency preparedness (#8); these were not in the original document.
 - The Purpose statement was adopted in the May 2023 revised CMCA Bylaws.
 - A Vision and a Purpose helps us to develop a direction for how changes should be made to the parking lot; others will enforce rules and obtain funding for the signs.
 - Bev asked the board to provide input: Do the Vision and the Purpose statements reflect what we believe? Is there something missing or something with which you do not agree?
 - Bev noted that we are not revising the Purpose, so we do not need to worry about it here (that is in the revised May 2023 Bylaws)
 - Kathy asked for clarification about what the term “commercial activity” means (#4).

What if somebody is running a business from a home in Cape Meares. Bev clarified that running a business from home is fine. Simone also stated that #4 is not clear.

- Steve will revise the wording for #4 to clarify the CMCA perspective. Steve noted that statements like #4 are about how we evolve as a community and not about how we will enforce this.
- *Team Updates*
 - Signage (Claudia Cameron)
 - The Team held a kick-off meeting and identified three clear priorities:
 1. Bayocean access signage (Entrance to the beach at Bayocean)
 2. Directing traffic to Bayocean County Park dike road
 3. Cape Meares Entrance Signage
 - The team used an affinity process with the goal of developing a single aligned list of priorities before the Wayfinding workshop with Nan Devlin so that there is a single voice from the community and a strong focus on securing resources for this effort.
 - Bev is coordinating a meeting with the County Roads Department and Oregon State Park leaders from Tillamook as they will be funding most of what we are proposing.
 - Simone asked two questions, one about signage at the beach (what a visitor can and cannot do); this information is missing. Also, what about additional signage on private property and other areas in Cape Meares where you can see visually.
 - Scott Gordon asked about whether speed control was discussed during the kick-off meeting. Bev noted that there are three ongoing activities that relate to pedestrian safety: (1) the three-way stop, (2) a meeting with Chris Laity to discuss pedestrian cross signs, and (3) signage that is painted on the road.
 - Sean suggested that the conversation does not end, that speed control should remain on the table. Bev noted that there is another team in Phase Two of CMCA Action Plan implementation that will address pedestrian safety including speed bumps. We need to understand the impact of the three-way stop and other efforts.
 - Sean asked about the timeline on the three-way stop. Bev has not been able to confirm a timeline with the County. She assumes that the three-way stop will be put in place prior to the opening of the loop road.
 - Lake Management Plan (Bev reported on behalf of John Harland)
 - At the end of October, Oregon Solutions (OS) will start interviewing potential stakeholders who could be around the table for the OS process, which in turn, could lead to the designation of this effort as an OS project.
 - Scott asked about the OS process. Bev explained the process, which is designed to address implementation of projects requiring multiple

stakeholders, the process ends with a Declaration of Cooperation that would detail what CM would do, what Fish and Wildlife would do, etc. The Governor of Oregon would designate this effort as a project; in turn this could lead to increased awareness of the project and funding.

- Bev clarified that the process is not mediation. It is about how to implement a project when one party cannot do so alone. The OS process is over 25 old; previous and current projects can be found online.
- Minimize Visitor Impacts on CM (Steve Quinn)
 - The Team met recently. The effort is focused primarily on parking lots, trash, and toilets. Steve noted that this effort is a “wait and see” approach.
 - The Team is interested in monitoring and giving input to the Signage Team as there is a lot of visitor confusion around signage and discussed interest in how signage could help visitors make better decisions.
 - The Team also wants to monitor impact of overflow parking on Bayocean and Fourth; this will be based upon the Signage effort and the impact of the opening of the loop road. Next summer, the Team will examine data to assess the impact of these events and particularly, the impact of safety and environmental impacts.
- Barbara Bennett Community Center Building Management (Patti Smith)
 - The Community Center rental fee increase has been implemented.
 - Bev asked whether the Board is interested in upgrading the heating system. Bev discussed the current approach (Patti and Mike turn the heat on prior to events) and the increased use of the building, e.g., monthly yoga, coffee, crafting, board meetings, and potlucks.
 - Aaron noted the CMCA investment on pellets (\$70 YTD, \$35 in January 2023 and \$35 recently). Also, he noted that control boxes are one option.
 - Sean proposed that CMCA explores the option of adding solar to the building and qualifying for a REAP grant. Simone noted that heated buildings last longer.
 - Sean will work on getting an assessment of solar as an option and will report findings during a future meeting.
- Short-Term Rentals (STR) (Bev reported)
 - Pam Robenolt is posting the STR hotline number on MeWe and is asking that people report their experience with the hotline.
- Community Education (Bev reported)
 - Flyers are being developed by Guy and Stacy Kyle-Mason. The flyers will be sent to STR owners to post in their rentals and be available to community members. Flyers will include information about camping on the beach, etc., emergency preparedness, etc.

- The Visitors Association will pay for the designing and printing.
- Wheelchair Beach Access (Bev_)
 - People are parking on the gravel that was installed for this access. It is not adequate for a wheelchair. This is on the list for future discussions with Chris Laity.
- Potholes (Bev)
 - We will ask Chris Laity about the status of this effort.
- New Firehouse (Bev)
 - We are putting this on hold.

Community Meetings

- Bev proposed dates for community meetings; the bylaws require three per year. One is already scheduled for November 11, 2023 and Bev is the host for this meeting. Future proposed dates include February 10, 2024 and May 18, 2024 (annual meeting), and October 12, 2024. Bev asked for input on these dates. Hosts are needed for all meetings; duties include announcing the meeting on MeWe, refreshments, and room set-up and tear-down. Bev will run the meeting. Because of the Bylaws, the Community Meetings do not involve a lot of CMCA business. The Board will determine the topics for each meeting.
- The November 2023 meeting will report on community planning progress and there will be a presentation on how to protect property from fires. Mike and Dave will be moderating a panel which includes the Fire Chief.
- Scott Gordon will host the February 10, 2024 meeting.
- For the May 18th (annual) meeting, Bev proposed that hold a banquet that starts at 6:00 (the bylaws require 10:00 am). CMCA business will be minimal. The meeting would include a segment that recognizes contributions to CMCA and to the community. Further, there would be a “state of the union” segment. Basically, this would be an awards banquet. This would be a potluck and there would be an effort to attract as many people as possible.
- We will wait to identify a host for the October 12, 2024 meeting.

Reports and Updates

Sheds

- Randy reported on the results of his research about replacing the floor of the shed. There is a lot in the shed that needs to be removed
 - The cost of the concrete is about \$1,500.00. He contacted Northwest Door to get an estimate for door replacement; they did not respond. He noted that the locksets are in good shape and the brass could be reused. One option would be a fiberglass door, which holds up well in weather.
 - Most of the concrete could be poured from a chute. Building the forms would take some effort; the forms would need to be leveled to eliminate high spots. Randy discussed various technical aspects of this effort with the Board, including an apron on the front to keep the door on track.

- Based upon his research, Randy stated that the entire effort will likely fall between \$2,000.00 - \$2,500.00.
- Bev will include this in the December 2023 fundraising letter (\$2,500.00).
- Randy will take the lead on this upgrade.
- Bev asked Patti to work with others to determine how to dispose of materials inside the shed, e.g., trim, bricks. Patti and Kathy will work together to address this issue, e.g., taking unwanted items to RESTORE and putting items on MeWe.
- Bev asked Sean to report about CMCA's right to repair the shed as the Oceanside Water District owns it. Sean drafted a letter and asked for a review of the letter by Charles Ansorge and Spike Klobas. The letter detailed the size of the shed and that the District would transfer ownership to CMCA. We would have to add insurance for the shed to the budget. This issue is on the agenda for the October 17, 2023 district meeting.
- *Social Committee* (Kathy Burke)
 - Kathy will post on MeWe. Information appeared in the October 2023 newsletter.
 - If anyone is interested in leading the Social Committee, please contact Kathy.
- *Emergency Preparedness* (Kathy Burke)
 - Held a meeting where people assumed coordination of various components of the CMCA emergency preparedness efforts (team leaders). Each leader presented their ideas about how to implement their category.
 - The next step is to turn these ideas into procedures and protocols. We borrowed task cards from Manzanita. We are starting to make procedures and protocols for each category.
 - Chris Spence's donation allows the purchase of some items from CMCA's wish list.
 - There will be an emergency preparedness shakeout on October 19. People should grab their "go bag" and proceed to the nearest assembly point. We will document the community's response. Charles Ansorge has posted an announcement of the event on MeWe and information appears in the October newsletter.
 - CMCA participated in a practice communications event with incident command in Tillamook. Pam Robenolt led this effort. CMCA participants were able to communicate with each other. Pete Steen talked to Bay City GMRS who talked to their ham and their Ham talked to Tillamook. This is our system right now (communicating outside of Cape Meares). Pam noted the need for ham operators in our community. Pam and Sean are pursuing ham radio certification. When compared to satellite communications, ham radios are the "horse and buggy" version. However, this is how CMCA will operate for the near-term (until Starlink is operational). We need to operate in the system that is outside of Cape Meares. If we do not, this information won't be relayed to FEMA.
 - Sean described some glitches that occurred during the practice communications event. They found that the radios do not work as well as

needed, e.g., garbled words or every other word. Patti Smith did not hear anything. Kathy and Pam went to Patti's house and could hear Bay City and Manzanita. Scott Gordon heard garbled squelches.

- Kathy noted that we need radios in the sheds and we need to determine how to keep the radios charged regularly (as we might not be able to communicate outside of Cape Meares up to 36 hours after an event).
- Members of the CMCS emergency preparedness effort met on Tuesday, September 27. We discussed CMCA eligibility for the grant and what we want to include in the SPIRE Grant Proposal. The proposal is due on January 2, 2024. A team has been assembled to support the proposal development effort.
- Building Management (Patti Smith)

- Watershed Conservation Project – Resolution 1-23 was passed unanimously so the Refuge and The Conservation Fund knows that our decision to sell the Community Forest is formal.

- Steve Quinn –start thinking about naming the no-name stream

Steve and wife acquired 2 acres – talked to Simone; solicited input from different folks; has talked to OR historical society;

- Bev – what does an OWL cost – has a speaker with names of people – should we invest in one? Kevin Burke doing research about options.

Upcoming Meetings

- Newsletter out on Nov 8
- Nov. 11 Community Meeting
- Nov 13 Board Meeting;
- No board meeting in Dec;
- Board meeting Jan 15 instead of Jan 8

The meeting was adjourned by Bev Stein at 12:00 pm.