

Adopted by the CMCA Board 02/03/24

**CMCA Board Meeting Minutes  
January 15, 2024**

Beverly Stein opened meeting at 10:00 am

**Attendance**

- Beverly Stein, President
- Patti Smith
- Mike Smith
- Kathy Burke
- Scott Gordon
- Sean Kohles
- Guy Kyle, Treasurer
- Randy Klobas
- John Harland
- Stacy Mason, Secretary
- Claudia Cameron (on phone)
- Simone Goldfeder (on phone)

Guests

- Miriam Fultz
- Maria Grenzebach

**Approval of Minutes**

**Motion** to approve the November 13, 2023 meeting minutes—moved by Sean and seconded by Kathy. Passed unanimously.

**Approval of New Officers/Board Members**

The Board acknowledged and accepted the resignation of Aaron Cope from his roles as board member and treasurer.

**Motion** to elect Guy Kyle as board member and treasurer—moved by Scott and seconded by Patti. Passed unanimously.

**Motion** to elect Stacy Mason as board member and secretary—moved by John and seconded by Randy. Passed unanimously.

**Community Planning Updates**

- Signage (Bev reported on behalf of Steve with input from others)—Cape Meares Entrance Sign is done; Sign for the Bayocean spit is in process; Oregon Parks is working on Bayocean Beach entrance signage regarding beach rules and to help orient people; Beach entrance three-sided Kiosk text nearly done; Bev solicited input from board on top priorities for beach topics to be on kiosk; Tsunami

- Evacuation Route sign will be placed near water tower; Sign for Community Center history in the making.
- Lake Management (John)—Mary Faith Bell has agreed to help facilitate stakeholder process (identification and meetings). Oregon Solutions declined to take this on as a project, but has offered to be a resource.
  - Good Neighbor Guide (Stacy and Bev)—Comments on draft were received from two people prior to the meeting, no further comments were voiced; Bev will announce a photo contest/request for submissions for use in the guide; final text will be sent to Nan Devlin for layout and brochure design. The final guide will be sent to all short-term-rentals and made available to Cape Meares homeowners.
  - Watershed Conservation Project (Bev)—The appraisal was delayed, but can now proceed. Hopeful it will occur before May

### **Discussions**

- Grants (Miriam)—The TLT bench grant is delayed until recreational immunity issue is addressed (perhaps in February State legislature). The CMCA Grant Making Roles were reviewed, no changes were made. TPUD Community grant proposals (\$10,000) are due in February.  
**Motion** to approve Miriam pursuing a TPUD grant for emergency preparedness—moved by Patti and seconded by Randy. Passed unanimously. (The grant will be circulated for approval in February)  
Ideas for possible future grants included the following;
  - Water quality monitoring equipment for lake
  - Forest management plans (help protect homes from wildfire)
  - Solar power for community center
- Social Events—Patti and Scott are hosts of February 10 Community meeting; Scott will discuss themes of presentation with guest speaker Jerry Sunderland. If no one volunteers to host Memorial Day or Labor Day potlucks, they will be cancelled (still time to volunteer). The March Potluck will be held on the 23<sup>rd</sup>, not the 30<sup>th</sup> (the standard last Saturday of the month) due to the proximity to Easter Sunday.

### **Reports and Updates**

- Emergency Preparedness (Kathy)—Still need funding for emergency sheds; Jim Cameron has obtained ham radio license and will be able to communicate for CM directly to Tillamook in an emergency; additional trainings are available for ham radio, emergency preparedness, and wilderness training. The wilderness training for CM residents will be July/August for those that express interest, up to 18 people.
- Building Management (Patti and Mike)—Shed was cleaned-out and stuff sent to Habitat for Humanity, Goodwill, and the dump.

- Shed floor and upgrade (Randy)—Cement floor is done and looks perfect☺, doors were fixed, and flashing still needs to be installed. Costs exceeded budget as materials cost more than expected.  
**Motion** to add \$1,050.00 to shed budget—moved by Patti and seconded by John. Passed unanimously.
- Use of Shed for fire vehicle (Mike)—The fire department is asking if the shed could be an option for housing the department’s Suburban in order to make room in the CM fire house for a wild land fire vehicle. The fire department currently does not have funds to pay rent.  
**Motion** to approve fire department’s consideration of the Community Center’s shed for housing its Suburban rent free until potential future funding is secured—moved by Bev and seconded by John. Passed unanimously.
- Solar Assessment (Sean)—Panels and battery would cost \$70,000 (based on two bids), \$30,000 would be covered by incentives, so looking for \$40,000 of funding (perhaps the Bonneville Environmental Foundation, through the resilience hub, Non-profits of Oregon). Discussed possibility of including this in overarching emergency preparedness and resiliency plans.
- Printify and merchandise (Bev)—Due to complications with payments, it was decided that the CM board will no longer be involved with selling of merchandise, Mica Zieger will oversee orders/payments and the CM website will continue to advertise merchandise availability; all profits will go to the CM association.
- Lot behind Community Center (Claudia)—The unbuildable lot was donated to the association and efforts to have the property taxes waived as a non-profit are complicated—conservation must be in mission to claim as habitat; if used for recreation, it would not be covered by existing insurance; many other initiatives are being sought with county at the moment; the property taxes are only \$75/per year. It was decided to not pursue waiver at this time and revisit issue in a couple of years.

### **Upcoming Events**

Jan 27	Potluck (Sean and Pam)
Feb 5	Board meeting
Feb 10	Community Meeting (Scott and Patti)
Feb 25	Coffeehouse (Ann and Steve)
March 23	Potluck (Debra and Guy)
April 27	Potluck (Wendy and Dave)
May 18	Annual Meeting/Banquet (Bev, Kathy, Narayan)
Memorial Day?	
July 4	Events (Kathy and Mary) Auction (Pam)
Labor Day?	
December 10	Caroling (Ellen)
New Years Day	Soup In (Claudia and Jim)

Meeting Adjourned by Beverly Stein at about 11:45; members toured shed.