

Adopted by the CMCA Board 04.04.24

## CMCA Board Meeting Minutes March 11, 2024

Beverly Stein opened meeting at 10:00 am

### **Attendance**

- Beverly Stein, President
- Patti Smith, Community Center Co-Manager
- Guy Kyle, Treasurer
- Randy Klobas
- Steve Quinn
- John Harland, Assistant Secretary
- Scott Gordon
- Claudia Cameron
- Stacy Mason, Secretary
- Simone Goldfeder (on phone)

### **Not present**

- Mike Smith, Community Center Co-Manager
- Kathy Burke, Emergency Preparedness Coordinator
- Sean Kohles, Assistant Treasurer

### **Secretary Report (Stacy)**

The process for review and approval of the minutes from here on forward will be as follows: Stacy will send a link to draft meeting minutes (located on the google drive) to all board members for review and comment via email; comments received will be incorporated and Stacy will send a link to the final meeting minutes to the board for approval via email; once seven members respond with approval, the minutes will be finalized; at the beginning of the following board meeting, the board will motion to acknowledge the emailed approval of the minutes.

**Motion** to acknowledge the approval on February 22, 2024 via email of the minutes from the February 12, 2024 CMCA Board meeting—moved by John and seconded by Claudia. Passed unanimously.

### **Treasurer's Report (Guy)**

- Contributions—Donations are coming in for the Watershed Conservancy Project.
- Payments—payments went to Blackwater for ongoing legal advice and to Liberty Mutual for Community Center insurance. Guy will revisit insurance policy to determine if the shed is included in the coverage; if the cost to include the shed will be more than about \$100/year, then Guy will report to the board for consideration.

- Account Balances
  - General Fund (savings) \$11,000
  - Watershed (savings) \$36,300
  - Checking \$18,000

### Reports and Updates

- Emergency Preparedness (Bev for Kathy)—The \$9,649 grant proposal was submitted to the PUD; should hear from PUD sometime this month (March).
- Building Management (Patti)—There are fewer rental requests so far this year, so anticipate making less money for CMCA; Spring clean-up is April 20, which happens to coincide with Earth Day; hoping to spread rock pile to make path around garage etc.; Patti, Simone, Guy (and maybe Kathy) will meet late March (21, 22, 23?) to formulate a general landscape plan and pre-determine which plants to remove or trim.
- Watershed Conservation Project (Bev)—The CMCA is currently working to fundraise \$75,000 to help with the purchase of the Grimm property. The funds are due May 30th. The total purchase includes the appraised value of \$395,000 that the Conservation Land Trust will fund and an additional \$305,000 to be funded by CMCA by May 30 (possible June 30 extension). The CMCA portion will come from a generous donor (\$100,000), the sale of community forest (appraised value—which will not be known until April/early May), and additional ongoing fundraising (the estimated \$75,000). CMCA has commitments for \$45,000 and is reaching out to various local conservancy nonprofits (Tillamook Estuaries Partnership, North Coast Land Conservancy, etc.) to help request funds from donors. A subcommittee (mentioned below) will work with the CMCA lawyer to describe repurchase language and impact on donors in case the sale of the property to the National Refuge does not occur.

**Motion** to assign review and approval authority of all property acquisition and sale documentation to the Subcommittee composed of Scott Gordon, Simone Goldfeder and Beverly Stein—moved by Patti and seconded by Guy. Passed unanimously.

**Motion** to authorize Beverly Stein, CMCA President, to sign all agreements related to the acquisition of properties by CMCA and the sale of properties to The Conservation Fund—moved by Guy and seconded by Randy. Passed unanimously.

- Community Planning
  - Signage (Steve)—The CMCA entrance sign is completed; the Community Center sign text and image are finalized; three-sided Kiosk text (Dunes and Grass/Beach Behavior/Native Perspective) was reviewed by the board.
 

**Motion** to approve the text for the three-sided kiosk—moved by Claudia and seconded by Scott. Passed unanimously.

No update from Parks Department regarding Beach signs (Bev will touch base);

Public Works is developing road signs and cross walks—placement of dike road signage may be delayed until Corps construction work on peninsula is complete.

- Lake Management (John)—The History of the lake was presented at the community meeting; still in communication with Commissioner Mary Faith Bell about management plan and stakeholders; would like to encourage lakeside property owners to follow watershed best practices; considering a volunteer lake shoreline clean-up day; planning to obtain water quality monitoring equipment.
- Good Neighbor Guide (Stacy)—Making text edits and photo changes based on board comments; next version (hopefully last) will be circulated for board review.
- Recreational Immunity (Bev)—State legislature approved amended language; CMCA should be able to request the south beach bench grant next year when new funding may be available.

### **Other**

- Using the Google drive for storage of documents and review of minutes seems to be working for the board and will remain for the board's use only; the CMCA website will continue to be the location for posting documents and information for community members.
- The CMCA will purchase a portable sandwich board-style sign that can be placed outside the community center to announce current events (potlucks, meetings, etc.)

Next Board Meeting April 15

Meeting Adjourned by Beverly Stein at 11:45.

### **Upcoming Events**

March 23	Potluck (Stacy and Guy)
April 20	Community Center Spring Clean-up 9:00-12:00 (Patti and Mike)
April 27	Potluck (Wendy and Dave)
May 18	Annual Meeting/Banquet (Bev, Kathy, Narayan)
May 27	Memorial Day DYI Picnic
July 4	Events (Kathy and Mary) Auction (Pam)
Parade	(Kathy is looking for a coordinator)
Sept 2	Labor Day DYI Picnic (?)
December 10	Caroling (Ellen)
New Years Day	Potluck(Claudia and Jim)