

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

Beverly Stein opened meeting at 10:00 am

Attendance (A quorum was present)

- Beverly Stein, President
- Patti Smith, Community Center Co-Manager
- Guy Kyle, Treasurer
- Randy Klobas
- Steve Quinn
- John Harland, Assistant Secretary
- Claudia Cameron
- Stacy Mason, Secretary
- Mike Smith, Community Center Co-Manager
- Kathy Burke, Emergency Preparedness Coordinator
- Sean Kohles, Assistant Treasurer
- Simone Goldfeder (on phone)

Not Present

- Scott Gordon

Secretary Report (Stacy)

Motion to acknowledge the approval on April 5, 2024 by email of the minutes from the March 11, 2024 CMCA Board meeting—moved by Stacy and seconded by Claudia. Passed unanimously.

Treasurer's Report (Guy)

- Contributions to date 2024—\$3,725 for the general fund and \$27,973 for the watershed fund. Note for December fundraising appeal, report number of donors (as well as the total amount donated) to help track breadth of community support and encourage donations of any amount.
- Payments—2024 payments \$1,640 to Breakwater Law; paid Godaddy website fees (also received fraudulent charge for website domain—did not pay it).
- Account Balances
 - General Fund (savings) \$10,700
 - Watershed (savings) \$56,700
 - Checking \$17,400
- Audit—Working with auditor to determine appropriate steps to deal with what appears to be an inflated valuation of the Williams property deduction claim of \$262,000, which contradicts county assessment and insurance valuation (\$7,900) and would require CMCA to refile 2021-2023 taxes.

Motion to declare the Community Center shed/garage, that was donated by the Oceanside Water district, of having a value of \$30,000 at the time of donation—moved by Sean and seconded by Mike. Passed unanimously. (Shed will be added to the insurance policy.)

Reports and Updates

- Emergency Preparedness (Kathy)—Acknowledgement of time commitment and highly professional work of the team in determining priorities and obtaining grant funding; PUD grant was received (approximately \$4,675).

Motion to authorize Kathy Burke to use her CMCA credit card to make purchases up to \$5000 for emergency preparedness that will be reimbursed by the PUD through the recently approved PUD grant—moved by Patti and seconded by Claudia. Passed unanimously.

Guy will pay the credit card bill early to ensure purchases don't surpass the CMCA credit card limit.

Board reviewed CMCA's application strategy for the 2024 Resilience Hubs and Resilience Networks Grant Program offered by the Oregon Departments of Emergency Management (OREM) and Health and Human Services (ODHHS).

Motion to approve all grant submissions, per the guidance of the Emergency Preparedness Committee, to OREM and ODHHS for various emergency preparedness funding, and submission of a community letter of support for those grants—moved by John and seconded by Claudia. Passed unanimously.

- Building Management (Patti and Mike)--Patti, Mike, Simone, Guy, and Kathy met to discuss landscape plan; subsequently trees/bushes were cut/trimmed, some stumps removed, and debris hauled to dump; more dump runs needed; spring clean-up Saturday 20th— Patti will direct indoor work, Guy and Mike will direct outside work.
- Watershed Conservation Project (Bev)—The CMCA and The Conservation Fund have drafted a Letter of Intent to address what would occur if the sale of the property to the National Refuge does not occur. Through fundraising efforts, \$79,000 has been committed to help with the purchase of the Grimm property; property appraisal should be available by mid-May.
- Community Planning
 - Signage (Steve)—Lighthouse sign and speed limit signs along lake have been installed; CMCA entrance sign will be installed soon; Community Center sign will be installed in front of electric meter/bathroom window; text about native peoples for three-sided kiosk is being reviewed by representative of the Grand Ronde Tribe.
 - Lake Management (John)—Lake Management team met and heard Simone's presentation about the lake history; plan to organize a lake clean-up when water

level drops; Board suggested preparing a proposal to purchase water quality monitoring equipment.

- Good Neighbor Guide (Stacy)—The guide was finalized and Nan’s team is making 500 copies to be available for the May 18th annual meeting. Tom Dotson with Vacasa has offered to distribute the guide to Vacasa rentals.
- 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

- Discussion about empty houses and short-term-rental caps—consider these topics for CMCA 2025 priorities/planning.
- Mailchimp newsletter will occur 3-4 times per year (instead of monthly) with specific notifications sent when needed.
- There will be no Memorial Day picnic, no one volunteered to host and the community annual dinner will be the week before.

Next Board Meeting May 13 (no meetings in June, July, or August unless needed for a specific action)

Meeting Adjourned by Beverly Stein at 11:55.

Upcoming Events

April 27	Potluck (Wendy and Dave)
May 18	Annual Meeting/Banquet (Bev, Kathy, Narayan)
July 4	Events (Kathy and Mary) Auction (Pam)
Parade	(Kathy is looking for a coordinator)
Sept 2	Labor Day Art Sale (Ann Quinn, Rajiv Paonaskar, Stacy)
Sept	Presentations - Septic, wildfires, powerlines (Dave, Chris, Pam)
Oct 13	Coffee hour
Dec 8	Coffee hour
Dec 10	Caroling (Ellen)
New Years Day	Potluck (Claudia and Jim)