

MINUTES OF REGULAR BOARD MEETING
SURFSIDE HOMEOWNERS ASSOCIATION
May 16, 2009

B.O.T. Present: Gene Bowen, Jim Flood, Cathy Gabrielson, Chris Hanson, Grant Murrell, Larry Nelsen, Debbie Richmond

Staff Present: Ginger Byrd, Bob Haskin, Dinah McCreddie, Jim Meyers, Barbara Robinson

Acting President, Jim Flood called the meeting to order at 9:00 a.m. and opened with an invitation for Floor Comments: Walt Platt missing due to medical issues of his wife.

Floor Comments:

Member, Mike Sutton, spoke, stating that it is his wish to be able to use the cabana restroom, whenever he is out walking or whenever his family and friends come to visit. According to Sutton, he believes that part of what he pays membership dues for is the use of the cabanas and the facilities at the cabanas whenever he wants to use them. The board explained to Mr. Sutton that the costs of running the homeowners association as a whole, including providing important and costly equipment and labor in an effort to insure that all members are provided by a continual and uninterrupted supply of good clean water. Unfortunately, the cost of keeping the cabanas open, due to vandalism and/or thoughtless misuse of the facilities making them unusable in the past has been an issue. While Surfside wants to provide for the members, leaving the cabanas open has mostly left them open for destruction and therefore, the members haven't been able to use them after all. Sanicans (or some sort of portable restroom) may be the answer to this problem; however, the homeowner stated that the Sanicans are not safe for small children. Discussion occurred of whether or not the use of the cabana restrooms are for the general public walking by or for use by those who are only using the cabanas. The board stated this discussion will be resolved and defined later in this board meeting, as the "Opening of the Cabana Restrooms" item appears on the agenda.

Adoption of Agenda and Approval of Minutes:

The agenda is adopted as written. The minutes of April 2009 have a corrected page 3, and are adopted as written with the correction.

Old Business:

Equipment/Material Purchase Update:

Robinson presented the total expenses used to buy and license the recent equipment purchases, as is noted in the report. The purchase of this equipment

was clearly accomplished due to a collaborative effort on the part of many, including Robinson, Nelsen, Hansen, Platt, Bowen, Meyers, Haskin, etc. The Bobcat is planned to be delivered on Monday am. Evidently the reason for the delay of receiving the Bobcat is due to the installation of extra auxiliary lighting which would allow for digging in the dark.

Opening of Cabana buildings/restrooms Update:

A very small percentage of members have expressed the desire to keep the cabana's open (three members so-far), and therefore, this is also a consideration for the board as to whether or not the majority of the membership considers this an important cost consideration. However, all of the members needs are important to the board and therefore Sanicans have been put up.

To leave the cabanas open would require weekly cleaning of the three cabanas and Mike Gramps, Surfside's current cleaner stated that he would charge Surfside \$200 per month to clean them. Also it should be understood that the cabanas would not be opened 24 hours but would need to be opened in the a.m. and closed at night, which requires staffing incurring more cost. Finally, evidence of misuse of the cabana occurred recently at the Seabreeze cabana restroom, showing it was broken into and someone had built a fire in it, possibly trying to live in there. It is likely that the lock was picked, but this is evidence of cost that would likely be incurred by misuse of the cabanas.

The propensity of the board is to use Sanicans and lock all cabanas, unless the cabana is reserved and then members can get a key to the cabana restroom. The cost of three sanican enclosures, according to Haskin's report is \$699.54 for materials from Home Depot and \$1,080 for labor for a total of \$1,779.54.

BOWEN MOVED TO KEEP CABANAS LOCKED UNLESS A MEMBER RESERVES THE CABANA WHO WOULD THEN RECEIVE A KEY AND BE RESPONSIBLE FOR THE USE AND CARE OF THE CABANA, ACCORDING TO THE RESERVATION POLICY. ADDITIONALLY, THE PORTABLE RESTROOM FACILITIES WILL CONTINUE TO BE USED AT EACH CABANA. MURRELL SECONDED. MOTION CARRIED 7-0.

REVISION OF NEWSLETTER POLICY:

The board was provided with a new Newsletter policy written by Robinson, changing the newsletter production to two times a year. However, the board requested revision of the new policy which was added in 3.3 stating that the first issue shall be sent in January with a summary of the budget information, and 3.5 states that if necessary a third Newsletter can be published in October if there is a need for news to be published to the members at that time.

HANSON MOVED TO ADOPT THE NEW NEWSLETTER BOARD POLICY AS WRITTEN. RICHMOND SECONDED. GABRIELSON OPPOSED. MOTION CARRIED 6-1.

2009 GOAL UPDATE:

Bowen, Platt, Ginger, Barbara all met to talk about the Schwindt Asset study and came up with draft to bring to board probably at the middle of next month. We actually went into the study and cut out everything in it with a value of less and when the new purchases were added we calculated the useful life, replacement cost and the contribution amount of each asset. Robinson is still working on the operating reserve policy which is supposed to increase the amount of days we can have operating cash on hand. Right now this policy states we can do this for 60 days and it has been suggested that we change this to at least 90 days. Robinson commended George Miller and Debbie Richmond of the Land and Buildings Committee for the work that has been done on the maintenance schedule for land and buildings. Multiple inspections were completed of Surfside buildings and grounds and have been recorded in a notebook showing the results of the inspections. This recorded information will be used to make sure that appropriate maintenance continues. Also certain safety issues have been identified due to these inspections and these will also be addressed. Robinson will be meeting with some of the neighborhood watch people, along with George, to address any issues important with regard to the neighborhood watch groups. Additionally, Bob and his crew continue to work on the maintenance manual for each individual piece of equipment, including documentation for when they will do maintenance on this equipment in the future. This particular goal is scheduled to be completed by the end of June. Additionally, service and functional costs of equipment are being determined as well.

It was explained that this report from Robinson was requested by the board in an effort to stay on track with goals and identify progress from where they were last year.

NEW BUSINESS:

Candy vending machine:

Bob Hostetler presented a request to Barbara Robinson to request that Surfside allow him to put up a candy vending machine in the community room at the business office. Part of the proceeds of the machine goes to Humane Society but it is a private venture and some proceeds go to Mr. Hostetler, himself. Setting a precedence for other business ventures in the office could become a problem in the future and there Robinson doesn't recommend the candy/vending machine nor thinks it is needed. The propensity of the board was not favorable to using the candy vending machine.

GABRIELSON MOVED THAT SURFSIDE NOT ALLOW THE INSTALLATION OF THE PROPOSED CANDY VENDING MACHINE OF ROBERT HOSTETLER, "THINGS BY THE SEA". NELSEN SECONDED. MOTION CARRIED 7-0.

The board agreed that in the future the General Manager can make these types of decisions without board approval and this procedure for this type of decision will be in the office procedural manual.

Wild Urban Interface Risk Assessment for Surfside Estates:

Chief Jacob Brundage submitted this report in an effort to provide Surfside with an understanding of the risk to our community. Additionally, it could be used to add language to our covenants, if necessary, which agree with these guidelines. Discussion ensued regarding the definite risk to the community versus the necessity of Surfside trying to enforce rules which actually should belong to the county, etc. The propensity of the board is that this report should be viewed as educational material for the members rather than enforcement material. It can be put on the website and the Weekender as well for the review and use of the members.

Signs to ban fireworks were also discussed as according to our covenants fireworks are not allowed in Surfside. The signs will state the 100 foot rule (away from the dune's grass) for the lighting and discharging of fireworks. Also, the State Parks and Fish and Wildlife Patrol help to patrol the area and keep people with their fireworks away from the border of the dunes.

Communications:

Member Larry Amundson's request was addressed and discussed in the previous "Old Business" Opening of Cabana buildings/restrooms Update, discussed.

Staff and Committee Reports:

Water and Field Services:

Haskin presented a Water Main Replacement Project List Revision to the board with projected costs included. Bowen questioned the numbers of Haskin's report in an effort to determine whether or not his numbers include the cost of equipment. Haskin explained that his numbers do not include the cost of equipment. Additionally, Haskin's estimate of what he can get done could actually be more optimistic due to the purchase of the new equipment other than backhoe which could help get the work done faster resulting in less labor costs. The board requested that Haskin provide a weekly report to the board, with detailed accounting, showing all of the actual costs of replacing water mains

versus the cost of materials and labor and Haskin agreed to provide this weekly report.

Murrell asked Haskin if reflective tape will be placed in strategic places on the new equipment recently purchased and Haskin stated this is planned. Also, Murrell stated it was brought to his attention that one or more of the main breaks events did not have a flagger providing adequate re-routing of vehicles. Haskin explained that he is hoping to purchase a lighted barricade to help with the re-routing problem. Murrell wondered if this could be provided by the county rather than purchased by Surfside.

A/C Committee:

Wayne O'Dell informed the board that there is development occurring in an area very close to Surfside but actually outside of Surfside at 357th & G, for the purpose of making the board aware for the future as to the possible impact on Surfside Homeowners Association.

Community Relations Committee:

The June Street clean-up was brought up as in the past the committee had not received enough support from the community to want to continue this event. Nelson will serve as the June Street Clean Up committee chair until someone else is found to head up this committee. Georgia Mourikis, co-chair also spoke for the committee, stating that this committee did not request the purchase of a cement mixer for the replacement of BBQ grills at the cabana. Haskin explained that the purchase of the cement mixer was due to the need for it in multiple Surfside projects. Also, Mourikis explained, this committee did not ask for the bridges and the cabanas to be Hydro-seeded and expected more affordable grass seed to be purchased.

Treasurers Report:

Bowen explained that 90% of membership dues has been collected and right now Surfside is under budget but also under collected. Last year at this time, we were 94% collection.

BOWEN MOVED THAT THE FINANCIAL MOTIONS BE ACCEPTED AS PRINTED, NELSEN SECONDED. MOTION CARRIED 7-0.

Fish & Waterways Committee:

The report was reviewed and it is reiterated that the fish will be delivered for stocking Surfside Waterways in June.

Land and Buildings:

Richmond explained that the Land and Buildings Committee has compiled a notebook which shows all inspections and maintenance work for Surfside to be done, etc. The committee will continue to work on 1-5 year recommendations for maintenance, etc. They are currently working on inspection of the warehouse building for addition into next year's budget. Bids for roof repair at the compactor have also been obtained.

Sheriff's Patrol:

Some of the arrests on the report are in the process of investigation and therefore Clark could not discuss them in detail. However, he did report that some of the arrests were due to warrants that had already been issued. Clark discussed the recent vandalism of a total of 30 signs which were brought down, many of which were in the Surfside area. Clark is investigating to try to find the perpetrators. Additionally, Clark explained the two trailers reported, one which was thought to be a break in and actually ended up being the result of a tree that fell into the window. However, the other involved damage as a result of some malicious mischief. Both places had very high grass, were in disrepair and looked vacated so according to Clark, are practically an invitation to be broken into. Surfside continues to be lowest statistically, in the county, in terms of all over crime.

Nomination Committee:

Three applications and resumes have been submitted, by John Williams, Ann Thorson and Martin Jenkins. Debbie Richmond's application will be added soon. All information will be available at the June meeting, and members will have the opportunity to meet the candidates at this time. Janet Corey has been contracted with to handle the voting and ballots, etc., for the annual meeting, as in the past.

MURRELL MOVED TO ACCEPT ALL COMMITTEE AND STAFF REPORTS AS SUBMITTED. RICHMOND SECONDED. MOTION CARRIED 7-0.

Floor Comments:

George Miller questioned whether or not he could review the staff and committee reports and it was explained to him that all the reports are available for review to anyone who comes to the meeting in the community notebook.

Miller also cautioned that Surfside not issue publications with language stating that Surfside is in control of the Neighborhood Watch groups. According to Miller, although Surfside's support is needed, the groups themselves want to maintain control over themselves.

The board recessed for closed session at 11:15 am and resumed the meeting again to open session at 12:10 pm.

GABRIELSON MOVED TO ADJOURN THE BOARD MEETING. HANSON SECONDED. MOTION CARRIED 7-0 AND THE MEETING WAS ADJOURNED AT 12:13 pm.

Jim Flood, President to the Board

Grant Murrell, Exec. Committee Secretary

Dinah McCreddie, Recording Secretary