

MINUTES OF REGULAR BOARD MEETING
SURFSIDE HOMEOWNERS ASSOCIATION
February 21, 2009

Board Members Present: Gene Bowen, Jim Flood, Cathy Gabrielson, Chris Hanson, Grant Murrell, Larry Nelsen, Walt Platt, Gary Williams

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

Vice President, Jim Flood called the Regular Board Meeting to order at 8:58 a.m. and opened with an invitation for Floor Comments:

Floor Comments:

Martin Jenkins had questions about covenant enforcement with regard to a neighbor who has a lot of junk in his yard. Jim Meyer's, Covenant Compliance Officer, stated that he received the complaint and is in the process of writing letters which will hopefully take care of the problem.

Joanie Dybach also had questions about compliance issues with regard to neighbors who have extended family living in an RV which is not in compliance with the covenants. Meyer's explained that he had followed up on the complaint and the deputy sheriff has investigated but has not seen anyone living in this motor home. Ms. Dybach had also learned from an unknown source that these individuals are not paying dues, however, it was explained that if they didn't pay dues, their property would eventually be foreclosed on.

Georgia Mourikis questioned whether or not property in Surfside which is in foreclosure for not paying dues, would result in Surfside getting the dues paid upon foreclosure. This could happen, however, it would likely take court action.

Larry Amundson expressed a desire to have the Surfside cabana bathrooms open and available to members when they are out walking or camping in Surfside. They have been locked because of vandalism. Bob Haskin looking into opening them on a trial basis, hoping that the vandalism is no longer a problem.

Hershel Lange expressed concern that Surfside waterways have been closed to fishing because of poisoning of the waterways with efforts to kill the toxic plants in the waterways. Haskin explained that the waterways treatments used do not hurt the fish. Also the purpose of closing the fishing was to allow the small fish to grow and establish themselves better. Haskin stated he would like to see the waterways opened to fishing soon. This will be addressed in a new agenda item, later in the meeting.

Adoption of Agenda and Approval of Minutes: The agenda was adopted with the change of adding a new agenda item in New Business of "Open Fishing on Surfside Waterways". Also, the minutes from the Regular Board Meeting of January 17, 2009 were adopted.

HANSON MOVED TO ADOPT THE AGENDA OF THE FEBRUARY 21, 2009 REGULAR BOARD MEETING AS SUBMITTED. WILLIAMS SECONDED. MOTION CARRIED UNANIMOUSLY, 8-0.

GABRIELSON MOVED TO APPROVE AND ADOPT THE MINUTES OF THE JANUARY 17, 2009 REGULAR BOARD MEETING AS SUBMITTED. HANSON SECONDED. MOTION CARRIED UNANIMOUSLY, 8-0.

New Business:

Update on responsibility of beach outfalls and tide gates: Robinson met with the county officials to clarify the control of the outfalls. However, they are still looking for the written agreement showing that the county has officially taken over the control of the outfalls and will assume responsibility for flooding due to malfunctioning of the outflow. Once this is provided then Surfside will amend our policy to reflect the same. Malfunctioning tide gates will likely be replaced with a lighter gauge metal in lieu of chaining them open, which may create problems with very high tides.

Status of deck replacement on pedestrian bridges: Bridge decking is completed as of Friday, Feb 20, 2009. New decking has been replaced and the sill was raised to meet the new thickness of the boards. Western Woods plans to send the two year warranty when they receive the contingency but Robinson will request to review the warranty before the contingency is sent. The water/field crew will check the bridges prior to the sending of the contingency. Additionally a plan will be developed by L & B committee to maintain the bridges. Technically the bridges are supposed to be maintenance free but there are some common sense maintenance which could be done to prolong the life of the bridges.

Variance Request Hearing – Variance request by Joe Natoli to exceed the maximum building height to construct a new residence at 34006 J Place with a height of 45 feet: Flood opened the discussion by asking the trustee of the Architectural Committee, Chris Hansen for his comments. Members of the committee reviewed the site and saw that after looking at the property the positioning of the house will not impact anyone else's property. Additionally, the building of the house would be a positive contribution to an otherwise unbuildable lot in Surfside. The house still must be approved by Pacific County but according to the manner in which the county's measures, 10 feet from all corners to the

center of the property, then this house is within county height restrictions of 35 feet. The homes in the area were built at a time when there was unlimited height. Surfside measures from the center of the road, which is not appropriate for these houses as the road is significantly lower than the land to build on. Therefore, it was suggested that changes to the covenants be considered to address this type of situation. There were two letters received from members who own property in the area that objected to the variance. A comment from the floor stated the opinion that the county should make the decision first and if the county approves then we could also approve; however, the recommendation for approval of the variance already states that Surfside approval is based upon county approval.

GABRIELSON MOVED TO APPROVE THE VARIANCE REQUEST BY JOE NATOLI TO EXCEED THE MAXIMUM BUILDING HEIGHT ALLOWED BY THE SURFSIDE RESTRICTIVE COVENANTS IN ORDER TO CONSTRUCT A NEW RESIDENCE AT 34006 J PLACE. (CONDITIONAL APPROVAL: THE APPROVAL OF THIS VARIANCE REQUEST IS CONTINGENT UPON THE APPLICANT OBTAINING ALL REQUIRED APPROVALS AND PERMITS FROM PACIFIC COUNTY.) WILLIAMS SECONDED. MURREL OPPOSED. MOTION CARRIED. 8-1.

Murrell pointed out that past boards did not do adequate research when the covenants were amended in the past. The board discussed amending the covenants with regard to this issue and other issues as well.

Board Vacancy: In the past if a board vacancy occurred in the first six months of the term it would be filled but in the last six months it remained till the regular annual election. However, this is not always the case as Bowen was appointed in February last year. The consensus of the board was to fill the position if someone is available. Flood stated it is important that someone take over the Water/Field trustee position, as he is now needed to assume the duties of President in the absence of Warren Olson. Nelsen, who has done a lot of research on the six year water plan agreed to fill this position and it will be determined which of the other committees must go to other B.O.T. members.

MURRELL MOVED THAT THE OPEN VACANCY ON THE BOARD, CREATED BY THE RESIGNATION OF WARREN OLSON, BE FILLED BY A NEW BOARD MEMBER BY APPOINTMENT OF THE BOARD AS SOON AS POSSIBLE. GABRIELSON SECONDED. MOTION CARRIED UNANIMOUSLY, 8-0.

Murrell made the recommendation to nominate Debbie Richmond for appointment and Debbie accepted.

MURRELL MOVED TO FILL THE OPEN VACANCY ON THE BOARD, CREATED BY THE RESIGNATION OF WARREN OLSON, BY APPOINTING DEBBIE RICHMOND AS THE NEW BOARD OF TRUSTEES MEMBER FOR

THE REMAINING TERM. GABRIELSON SECONDED. MOTION CARRIED UNANIMOUSLY, 8-0.

Discussion on location of annual membership meeting (July) and membership picnic: The Community Relations Committee agreed they would oversee the picnic as long as the picnic's location is at the Surfside Office Building. It was determined that the school will continue to be the site of the annual meeting and the picnic will be at Surfside.

Open Fishing on Surfside Waterways: Haskin reported that the bluegill should be established enough to open the waterways for fishing. He further explained that enough bluegill was purchased, factoring in the loss due to predators and fishing. Additionally, the bluegill will soon start nesting and without the addition of the predator bass to keep down the numbers, fishing will help keep the balance. The State of Washington area lakes open up in April, for trout fishing and Surfside will match this date.

WILLIAMS MOVED THAT WATERWAYS BE OPENED FOR FISHING CONSISTENT WITH STATE LAKE TROUT FISHING, BOWEN SECONDED. MOTION CARRIED UNANIMOUSLY, 9-0.

Communications/Meetings and Contacts: No meetings to report. Communications were reviewed by board members prior to the meeting.

Staff & Committee Reports:

Water/Field Services Manager Report: Flood summarized Haskin's water report. Main breaks were mostly due to previous breaks which were fixed in small areas, without replacing entire pipes. Pressure in these areas caused by shutting down and then turning the water back on quickly causes the old pipe to burst anew. Turning on the water slowly over a period of days could be the answer but the members need their water pressure as soon as possible. The crew now replaces the entire section to eliminate this type of break. Additionally, Haskin reported, the disposing of asbestos pipe does meet disposal standards.

Bowen wanted to know if Bob can show the expense for replacing pipe 1100 feet put in the ground due to main breaks onto the replacement of pipe assessment. Repairs cost (excluding overtime) is needed to determine the plan for the future. Haskin and Robinson will work on coming up with this information as well as a project plan for the pipe laying for the future. Haskin's estimated number was \$40.00 per foot, but this was with overtime factored in, with restoration is included in the estimate.

Ad Hoc Committee on "Same Materials":

To amend Section 4.5 of the Surfside covenants a hearing must take place and all members must be notified. The Ad Hoc committee has been working on amendments to the current language to better define use of “same” materials with Staff and Attorney Sam Jacobs. The proposed language changes will require a change in the covenants due to the extent of the changes. It was suggested that the covenant changes be scheduled at the annual meeting so that notification could be sent at the same time in order to save money. Staff will be working with the Committee to finalize the proposed Covenant changes.

Business Office Report:

MURREL MOVED TO ACCEPT THE FINANCIAL MOTIONS AS LISTED ON FINANCIAL MOTIONS PAGE. HANSON SECONDED. MOTION CARRIED UNANIMOUSLY, 9-0.

No other committee reports were discussed, prior to closed session.

WILLIAMS MOVED TO ACCEPT ALL COMMITTEE REPORTS. PLATT SECONDED. MOTION CARRIED UNANIMOUSLY, 9-0.

The regular meeting adjourned to closed session at 11:10 a.m. and reconvened to regular session at 12:35 p.m.

Emergency Management Committee Report:

Thomas Palmer, Co-chair for the Emergency Management Committee addressed the board and informed them that there is not a trustee appointed to the Emergency Management Committee and he would like one appointed and asked if he would be able to meet with the appointed trustee before the next board meeting. Hanson agreed to be the interim trustee for the Emergency Management Committee. He will also schedule a meeting with Mr. Palmer.

GABRIELSON MOVED TO ADJOURN THE MEETING AT 12:40 PM. MURRELL SECONDED. MOTION CARRIED UNANIMOUSLY 9-0.

Jim Flood, Vice President to the Board

Gary Williams, Exec. Committee Secretary

Dinah McCreddie, Recording Secretary