

**MINUTES OF REGULAR BOARD MEETING**  
**SURFSIDE HOMEOWNERS ASSOCIATION**  
**August 21, 2010**

**B.OT. Present:** Jim Flood, Chris Hanson, George Miller, Grant Murrell, Larry Nelsen, Debbie Richmond, Gary Williams, John Williams

**B.OT. Absent:** Martin Jenkins (excused)

**Staff Present:** Ginger Byrd, Gil Gonzalez, Barbara Robinson, Sara Chase, Jim Meyers, Paul Jacobson, Bill Neal.

President, Jim Flood called the meeting to order at 9:00 a.m.

**Safety In The Workplace:**

Jim Flood addressed the issue of heat and summer weather. He cautioned that everyone should be aware of heat exhaustion and heat stroke. It is very important for everyone to stay hydrated when temperatures are higher.

**Swearing in of newly elected trustees:**

Jim Flood, Grant Murrell, Gary Williams and George Miller took the oath of office.

**Adoption of Agenda:**

Debbie Richmond moved to adopt the agenda of the August 21, 2010 regular board meeting as submitted. Chris Hanson seconded the motion. The motion passed unanimously 8-0 (Martin Jenkins absent)

**Guest Speaker:**

Chief Jacob Brundage of Pacific County Fire District No. 1 addressed the board and audience. Two additional bays have been added to the fire department annex located at 32113 H Street. The apparatus to be housed here will be a brush truck and an emergency response vehicle. The Fire Department will be hosting an open house mid September.

John Williams moved to adopt the minutes of the June 19, 2010 regular Surfside Board Meeting and the minutes of the Special Board Meeting of July 10, 2010 with correction to the attendance Gary Williams was in attendance. Gary Williams seconded the motion. The motion passed unanimously 8-0.

Jim Flood Board President asked for a showing of hands for all in favor of a change in the RV Covenants. Debbie Richmond and Gary Williams indicated with a show of hands that they would favor a change. Jim then asked for a show of hands of all in favor of no change to the RV Covenants. There were five in favor of no change. Grant Murrell did not vote. The RV Covenants stand with no change with a majority vote. The vote was 5-2 for no change.

George Miller read into the record his view and stance on the RV Covenant issue. George stands in favor of no change at this time, he also said that the whole issue needs further study and more participation from the membership.

Debbie Richmond commented on the lots in Surfside that are un-buildable and can only be used as RV lots. It was noted that RV lots pay the same dues and assessments as those members with homes. The RV lot owners help subsidize the total cost of operations. The issue of time allotment for RV uses will become an issue again.

### **Floor Comments:**

Judy Eron thanked Debbie Richmond for the information about un-buildable lots she would have a different view of time of use for RV's based on that information. Judy reminded everyone of the concert at Twin Lakes Cabana later this afternoon. Merrie Johnson spoke about the problem of unkempt lots and homes. She said there are many derelict homes and properties throughout Surfside. The language of the covenants "neat and tidy" is open to interpretation. We need more stringent rules for unkempt property. Jim Meyers Covenant Compliance Officer said that he had been checking with other homeowner associations regarding enforcement of "neat and tidy". Claudia Justice said that she has a problem with the association having a complaint driven policy for compliance issues, she is hesitant to file complaints. She would like to see the association be more pro-active in covenant violations. Jerry Dunn also would like to see a more pro active stance for covenant compliance. Georgia Mourikis stated that we need to look at providing better wording for the covenants in relationship to "neat and tidy" we also need to look at covenant compliance. Let's respect the covenants that we have.

### **Old Business:**

Follow up to annual meeting: George Miller said that it might be nice to have entertainment scheduled for the annual meeting as opposed to political speakers. More committees should give presentations. Larry Nelsen stated that the presentation at the annual membership meeting for the proposed covenant changes could have been handled better.

## **New Business:**

### Amendments to Operations Manual – Operating Procedure #101

Gary Williams moved to amend the Operations Manual/Operating Procedures #101 specifically Section 7 relative to the Declaration of Quorum by correcting 20 percent to 10 percent of the membership to constitute a quorum at the annual membership meeting. This change was needed to provide consistency with the Bylaws, so is actually only a housekeeping change that was missed in the recent Operations and Procedures Manual update in March. Debbie Richmond seconded the motion. The motion passed unanimously 8-0

### Resolution to adopt the Pacific County Hazard Mitigation Plan

Barbara Robinson, Business Manager explained that to be eligible for FEMA funds we need to adopt the Pacific County Mitigation Plan.

John Williams move to adopt Resolution #2010-002 adopting the Pacific County Hazard Mitigation Plan. Gary Williams seconded the motion. The motion passed unanimously 8-0.

### New Board Policy – Water Line and Septic System Separations

Bill Neal presented the changes to the Operations Manual regarding “Water Lines and Septic System Separations. We would follow the county regulations. Chris Hanson suggested that the wording be edited to reflect the regulations would apply to installations after the date of the adoption of this policy. Grant Murrell moved to amend the Surfside Operations Manual by adding a new Board Policy, entitled “Water Lines and Septic System Separations”. Chris Hanson seconded the motion. The motion passed unanimously 8-0.

### Committee assignments

Jim Flood President said that all trustee assignments should remain the same, with the exception that George Miller requested to be removed from the Community Relations Committee. John Williams said that would not be a problem, that he would continue in that position and that one trustee for the Community Relations Committee would be adequate. Larry Nelsen moved to keep all assignments the same, with the exception noted; Grant Murrell seconded the motion. The motion passed unanimously 8-0

## **Communications:**

Incoming and Outgoing correspondence was available to all board members to peruse prior to the meeting.

Barbara Robinson reported on the letter to the County Commissioners requesting two crosswalks for Surfside, these crosswalks would be located on I street at 306<sup>th</sup> and

315<sup>th</sup>. The commissioners responded and approved the request. The work on the crosswalks should be completed in October.

### **Staff and Committee Reports:**

Bill Neal reported that in September the crew will begin water line replacement on H Street this will be just under a mile of line. The test results have been coming back with satisfactory results. Tests are still high in Iron and Manganese. The remaining problems with the water are mostly aesthetic. Bill reported that the Bilateral Compliance Agreement required that 30 blow offs be installed by September 30, 2010. He has asked for a modification to the plan to allow for 20 blow offs installed a year to replace the non functioning or poorly functioning blow offs with the addition of the new blow offs. The kiosk at the 306<sup>th</sup> bridge site was discussed and it is not in compliance with Surfside setbacks. This will be scheduled to be moved.

The Community Relations Committee had a request from the Land and Buildings Committee for their ideas on 1. Opening the Cabana bathrooms and removing the porta potties they voted unanimously in favor of opening the Cabana bathrooms for a thirty day trial period. 2. Remove the word Estates from the sign located at 300<sup>th</sup> and I. the majority approved the removal of "Estates". At this time the Board voted 5-3 to open the Cabanas for a thirty day period between 7:30 am and 4:00 pm. Monday through Friday The Board voted 7-0 with one abstaining to lower the sign at 300<sup>th</sup> and I and remove the word "Estates".

Paul Jacobson reported that his report stands as submitted, and would remind members to lock their vehicles and remove valuables when leaving their vehicles.

Debbie Richmond moved to accept all Staff and Committee Reports as submitted. Grant Murrell seconded the motion. The motion passed unanimously 8-0

### **Financial Motions:**

Barbara Robinson on behalf of Martin Jenkins, Treasurer moved to approve the following charges for the 306<sup>th</sup> park and bridge, water line replacement project, water line replacement payroll expenses and transfer of excess operation funds to reserve fund certificate of deposit. Gary Williams seconded the motion. The motion passed unanimously 8-0

Debit card \$ 26.50 Dave's Signs  
Debit card \$ 61.65 AmericanFlags.com  
Debit card \$ 26.63 Jack's Country Store  
Debit card \$ 34.00 Dave's Signs  
12898 \$105.78 Jacks Country Store  
12906 \$208.56 Oman & Son  
Debit card \$ 53.25 The Planter Box

12912      \$ 56.77 Barbara Robinson  
12913      \$ 10.00 Pacific County Dept. Of Public Works  
12927      \$100.00 Arthur Sell (replace bushes)  
Debit card \$ 49.00 Dave's Signs  
1027 in the amount of \$1,736.75 payable to Naselle Rock and Asphalt Company for water line replacement project  
1028 in the amount of \$1,765.19 payable to Bank of the Pacific operational account for transfer of 2<sup>nd</sup> quarter of water line replacement payroll expenses.  
To approve transfer of \$160,000.00 in 2009 excess operational funds to reserve fund certificate of deposit

**Floor Comments:**

Nancy Dunn voiced concerns regarding common property and trees over hanging the water ways. Jerry Dunn suggested a covenant for future consideration that trees should not impede recreation or maintenance boats.

Meeting recessed to closed session at 11:50 am.

At 12:25 the meeting resumed. There being no further business. Grant Murrell moved to adjourn the meeting. Debbie Richmond seconded the motion. The motion passed unanimously 8-0. The meeting was adjourned at 12:26 pm.

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Jim Flood, President to the Board

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George Miller, Exec. Committee Secretary

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Sara Chase, Recording Secretary