

## LAND AND BUILDINGS COMMITTEE MEETING MINUTES                      OCT. 6, 2010

*PRESENT:* Debbie Richmond, Larry Raymer, Larry Nelsen, Chris Hanson, Jim Meyers  
Covenant Compliance Officer, Bill Neal and George Miller. *ABSENT:* Craig Masson and  
Barbara Robinson. *GUEST:* John Williams.

Meeting convened at 1:05 pm

Chairperson George Miller opened the meeting with an explanation of the provided material and the addition to the agenda..

### OLD BUSINESS:

- (1.) *FUTURE USE OF LAND AND BUILDINGS:* Debbie reported that she has not met with Craig yet but there would be discussion on this subject in Bill Neal's proposal later in the meeting. Debbie is doing research on future proposals for association lands and buildings.
- (2.) *ASSOCIATION LAND WITH TREES AND BRUSH:* Larry Raymer (Chairman of the "Tree Committee") reported on the *Tree Committee* meeting on Sept. 29, 2010. All members present were presented with a copy of those meeting minutes. These minutes contained discussion and concerns about Association property with trees that are non-compliant.

At the request of the L&B Committee, the Tree Committee inspected the two (2) 350<sup>th</sup> properties with trees and the Bridge side well field lot with trees. They recommended that all trees be removed from the 350<sup>th</sup> site and more study on the trees at bridge side. They also recommended that trees and vegetation be planted on the West side of the canal at the 306<sup>th</sup> bridge site that can be an example of proper tree selection and maintenance.

### MOTIONS:

Unanimous motion to accept the Tree Committee recommendations that all trees be removed from the association property at 350<sup>th</sup> (Oysterville well field). In addition to the recommendation of the Tree Committee, The L&B Committee also recommend the complete removal of all trees at the bridge side well field and the beach path at 350<sup>th</sup> and "I" Place.

*Note: The above actions will bring all Association properties into tree height compliance. The fire wise program was also a factor in the motion.*

Unanimous motion to investigate the Tree Committee recommendation that trees and vegetation be planted at the 306<sup>th</sup> and "H" Street park site as a demonstration of low height and proper maintenance. Further discussion at the November committee meeting.

- (3.) *ASSOCIATION OWNED LAKES AND WATERWAYS*; Deer Lake was discussed and it was considered that at this time, the trees that have fallen into the water and branches hanging in the water could be removed by our water crew. A more comprehensive study will need to be done on further tree control at bank edge on Association property. Bill Neal stated that the North lake edge on 324<sup>th</sup> Place could be cleaned up by the water crew in about a day and a half. This would greatly improve the appearance at this location. The Deer Lake work would be done as time allowed in 2011 spring or summer.

Bear Lake has similar issues.

The trees by and into the canal was discussed in regards to the “*Maintenance Easement*” Several committee members pointed out that Surfside in the past would use a boat to trim trees along the canal, but there are new shoreline rules to follow now. Everyone on this committee as well as the Tree Committee agrees that our waterways are in serious need of maintenance. What to do, how to do it, who will do it and how will it be paid for. Many more questions than answers. With that in mind the L&B Committee makes the following motion.

*MOTION:*

Unanimous motion to the General Manager that the Waterways Committee become active and address the concerns of trees growing into the canal and lake waterways. Suggest that a professional land management firm be consulted.

Bill Neal and Debbie will confer with Mike Collins of Pacific County about shore line issues and report back to the committee at the November meeting. Larry Raymer referred to section 5.0 of the covenants that addresses “OWNER RESPONSIBILITIES.

- (4.) *SIGNS*: George reported that he had gone before the budget committee with a request for beach trail signs and letters for informational signs. They recommended that the amount being so small that it should come out of this years maintenance budget. With the General Manager approval, this was done and they will replace the present deteriorated signs probably next year or as time allows. Bill Neal and the crew were thanked for the very nice sign replacement at 300<sup>th</sup> and “I” Street.

Larry Raymer reported that at yesterday’s ( 10/05/10) meeting of the Community Relations committee they expressed a need for trail and information signs in Surfside. Larry Nelsen stated that the county was responsible for road signs. It was discussed that these signs would be informational for Surfside features and services.

- (5.) *306<sup>TH</sup> KIOSK*: Bill Neal reported that the work at the kiosk has been completed. It now meets set back requirements and a different directional light activated light has been

placed over the sign/information portion. An anti-freeze water hydrant with a lock has been installed. The Committee thanks Bill Neal and his crew for a job well done.

NEW BUSINESS:

- (1.) MAINTENANCE REPORT: Debbie Richmond asked about the weeds growing in the RV storage lot. Bill said that many gallons of "Roundup" had been used with mixed results due to the weather and the needed time for the chemical to be effective. Debbie suggested the use of "Casoron" as it is long lasting and not weather sensitive. Bill stated that this application requires a licensed person to apply. The water crew is in the process of acquiring the needed training to obtain a license. This will be done in time for the spring application.
- (2.) 2011 MAINTENANCE BUDGET: Bill answered committee questions on the proposed maintenance portion of the budget. Everyone was pleased that maintenance of our assets would continue with the good progress we have already achieved. The Water/Field Services Committee and the Land and Buildings Committee jointly make the following motion:

MOTION:

Unanimous motion that the Land and Buildings Committee and the Water/Field Services Committee endorse the proposed maintenance budget for 2011 as submitted by the Water/Field Superintendent.

- (3.) WAREHOUSE CONSOLIDATION AND RELOCATION REPORT: Previous to this meeting a proposal from Bill Neal to the chairpersons of L&B and W/F committees was distributed to all members of the committee to give them ample time to review its contents and be prepared to ask questions.

The report/proposal states the short and long term needs of the Water/Field operations. This proposal clearly shows a need and cost savings for the members. After reviewing and discussing the proposal, the committee makes the following motion:

MOTION:

Unanimous motion to endorse the *RELOCATION AND CONSOLIDATION OF SURFSIDE WATER OPERATIONS* as outlined in the proposal from Bill Neal to the Lands and Buildings and Water/Field Services Committees.

- (4.) OTHER ITEMS...2011 TRUSTEE GOALS: It was requested that the General Manager add some items that would address the needs for adequate signs. We endorse her additions with the following motion:

Motion

Unanimous motion to endorse the following items be added to the 2011 Board of Trustees Goals:

- A. Develop a comprehensive plan for future needs of the association to repair, replace or acquire buildings, lands or easements.
- B. Maintain adequate signage on all beach trails and trails throughout Surfside to maintain connectivity.

(5.) Adjourn at 3:10 pm

*NEXT MEETING, THURSDAY NOV. 4<sup>TH</sup> AT 1:PM.*