

# WEEKENDER OCTOBER 9, 2008



## October 18, 2008 Board Meeting

The upcoming October Board Meeting is the yearly meeting where the budget will be presented to the board. The meeting will be at the Surfside Board Meeting room at 9:00 A.M. Members are invited and encouraged to attend all board meetings. The agenda for this meeting can be found on the website and is also attached to the end of this Weekender publication.

## President's comments on the BUDGET...

Attached to this Weekender, members will find a draft of the budget and comments the Board will be considering at the Regular October 18, Board meeting. The Board is required to adopt a budget at its October meeting in order for membership to ratify in November.

**Saturday the 18<sup>th</sup> is the last opportunity to change the budget before submission to the membership. A hearing will be held at 9 AM for member comments.**



As I read the budget it seems like the “grand compromise” all budgets represent. It recognizes inflation and holds the line operational costs. Capital projects like water main replacement get started while metering is held off pending court outcomes. There is a responsible commitment to maintenance and a few “quality of life” enhancements.

If the association’s mission is to “add value to members’ investment in Surfside” this one seems like a nice balance of the diverse interests represented by our membership.

Special thanks to Treasurer, Gene Bowen who assumed responsibility for developing this budget, to Walt Platt, past treasurer, who provided history and insight, to the members of the committee Claudia Justice, Stan Jackson, Glen Stephens, Walt Platt, and Ginger Byrd; and to the members who attended and participated, and to the staff who worked diligently to make this an accurate plan for spending in 2009.

Warren Olson  
President

# USE THE WEBSITE:

Take time to move around the website, <http://www.surfsideonline.org> and see what new services are available to you. You can view the most current

Weekender as well as past Weekender's for six months on the site. You can also view the most current Surf-in-Sider Newsletter and past newsletters as well.

Additionally, you are able to view the most current Board Meeting Agenda. For example, the Agenda for the upcoming board meeting on October 18, 2008 has already been posted on the site. You are now able to click on the headline, which appears on the first page, to see what is planned to take place at the next board meeting.



Finally, should you have concerns regarding covenant compliance; there is now a service available to you for submitting an official complaint, via the web. Just go to the "Services" tab, at the top of the home page, click on "online services" and then on "covenant complaints". This will take you to a page with the Surfside Homeowners Online Covenant Complaint Form, which you can fill out and submit. Your concern will automatically be directed to Jim Meyers, the Surfside Covenant Compliance Officer who will take the appropriate action necessary.

If you have not viewed the website lately, <http://www.surfsideonline.org> you are missing out! It is current and updated with loads of relevant and important information for all Surfside members.



## New "Weir"

Work was done, this past week, by the Water Department to create a "weir" at the out flow from (Twin Lakes) Bear Lake. This will provide a means for the lake level to be adjusted and the screen will keep the new fish from escaping. Surfside should now a higher lake level in the summer!

# ◀◀◀Bridge Update>>>



**By Jim Flood**, Vice President of the Board, Water Field Service Co-Trustee and Water Planning Trustee

“You might be wondering what is happening with the bridges. Here is the inside scoop. The board took exception with Western Wood Structures (WWS) on a number of issues but two major constraints were holding up completion.

The first holdup involved the bridge decking which according to WWS would be constructed of a side cut glulam beam. This is what WWS told us would be used, in the open meeting on the Bridges back in November of 2007. Instead they provided treated lumber decking. Warren Olson working with WWS and was able to get them to replace the decking this fall with the material they originally promised. This is a no cost change thanks to Warren's efforts.

The other major issue is the bridge approaches. The construction of these approaches is a more difficult process than what WWS anticipated. There was a meeting on site September 23rd and the issues were discussed with Bob Haskin and Barbara Robinson. Bob suggested some changes and WWS estimated the changes to cost Surfside Homeowners Association, approximately \$1,500. When WWS went to Hill and Son Excavating for a firm fixed cost the price had become \$3,825. plus tax for the necessary changes. This caught the attention of the board. Jim Flood worked with WWS on a no additional cost resolution to Surfside and no additional funds to WWS or Hill and Son Excavating. The approaches would stand the current 4 foot width and the decorative blocks placed in a level plane. Bob Haskin and crew would install the treated lumber at the base of the blocks to prevent seepage of the fill. This fix is planned for the West side of 318th bridge. It is planned for both sides of both the 330th and 344th bridge locations. Lastly it is planned for the East side of 350th bridge. Work will start this week on the resolution and we are shooting for an end of the month completion. Sorry for the delay but the intent is to provide Surfside with the bridges the members agreed to purchase and keep the project under budget. There were many hurdles to overcome but the goal was still achieved with the help of the Water Department, Surfside HOA staff, the board, and our members who kept us updated on the projects progress.”



## **REMEMBRANCES, Submitted by Surfside Members:**

### **RAYMOND GARDNER AND PAT GOETTEL**

Ray Gardner, former member of the Board of Trustees of the Surfside Homeowners Association and Past President of the Association, was as tenacious as the proverbial English bulldog. Past President Gardner demonstrated that tenaciousness in a number of volunteer roles, most noticeably as Chairman and Co-Chair of the Nominating Committee. He worked tirelessly to identify candidates willing to serve the Association by standing for election as Trustee. Past President Gardner also was tenacious in his support for members he perceived needed an ombudsman. His classic description of one such group as "Ladies in overshoes" still echoes off the walls in the SHOA Board Room. Trustees, staff, committee members and

SHOA members who attended meetings of the Board of Trustees will see for years to come Past President Gardner amble into the meeting room when the Trustees were meeting, take a seat, shuffle his papers and quietly wait to do battle with whatever devils he saw in the details of issues being discussed.

Pat Goettel was a stalwart member of the Surfside Homeowners Association for many years. She was an unusual example of the great silent majority of members who did not say much, but who saved the energy she would have wasted talking to do good deeds for the benefit of all members. Where ever help was needed, Pat could be depended on to pitch in and contribute more than her share. She exemplified those who work steadily behind the scenes to improve the conditions of our lives.

Although Surfside's library bears her name, Pat's primary legacy was her willingness to assist when and where needed without fanfare. Her spirit of quiet and unassuming volunteerism was a lesson that provided a lasting example for each of us. Thank you Pat for demonstrating how effective volunteerism can be in an Association that depends heavily on volunteers to stay within budget and to be successful.

And so Ray and Pat, our thanks to you. Take care and God speed.....Submitted by Jimmie Applegate

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I knew both Ray Gardner and Pat Goettel as members of the Community Relations Committee. They were both members when I joined and devoted volunteers.

Pat was the school teacher, concerned about the library, interviewing people for the newsletter, keeping people on schedule and always there to help out. She seemed to have a real love for Surfside (and for golf). We will miss her.

Ray always had a twinkle in his eyes and a mischievous smile that was infectious. He made me smile. He never hesitated to tell you what he thought whether you wanted to hear it or not and that was what made Ray who Ray was. And, most of the time he was right, or close to right. I will truly miss him.....Submitted by Georgie Mourikis

*WE BID A FOND FAREWELL TO THESE TWO  
DEDICATED SURFSIDE VOLUNTEERS.*





The Community Relations Committee continues to meet to discuss important Surfside Community Issues. Many people serve as volunteers on this committee and all work together to make Surfside a better place to live.

## Community Events



This portion of the Surfside Weekender will include events within the community that Surfside members may want to know about. If you are involved or know of an event here on the Peninsula, or close by, that you would like to have published in the Weekender, please email the particulars to [Dinah@surfsideonline.org](mailto:Dinah@surfsideonline.org). Please limit your submissions to family friendly community events.

### Events

#### Coffee Hour

October 17, 2 PM, Oysterville Schoolhouse

Both candidates for County Commission will speak to County issues and answer voters' questions.

# RERUNS

AND CONTINUED NEEDS:

### Kerry Amundson Reminds New Members to Call



Just a reminder: if you are a **new** resident of Surfside, please call Kerry Amundson at 665-2779 so she can personally meet you and welcome you to the neighborhood and give you a gift bag full of information and goodies from local businesses. And welcome to Surfside!



### **Christian Women's Groups Meet**

These non-denominational groups offer "Fun, Friends, Support, Bible Study, Prayer, & Spiritual Renewal". Questions? Call Coral Hughes: 665-3206. The groups meet in homes every Thursday at 9:30am:

\*Bonnie Masson: 32904 "J" Place; Call 665-6504

\*Linda Lanphear: 809 - 347th Place; Call 665-0895

\*Mindy Burns: 33609 "I" Street; Call 665-0880

*NEW* Working Women's group meets Tuesdays at 5:30pm:

\*Lola Larson: 5015 "L" Place, Seaview; Call 642-8359

### **Other Local News**

You may access directly the current issue of the weekly Chinook Observer, our local source of news and events, by clicking on the following web site:

<http://www.chinookobserver.com>

You can also find things going on the peninsula at the following web site of the Visitors' Bureau:

<http://www.funbeach.com>

and of the Pacific County Friends of Lewis & Clark at:

<http://lewisandclarkwa.com/pages/ocian.html>

and for local news of the Ocean Park Area Chamber membership and activities:

<http://www.opwa.com>

and, finally, Surside's own web page at:

<http://www.surfsideonline.org>

***Keep the news coming***... submit information to [dinah@surfsideonline.org](mailto:dinah@surfsideonline.org) (put "Week Ender" in subject line):

- **Surfside Homeowners Association**

Mailing Address: 31402 H Street, Ocean Park, WA 98640

General Office Email: [office@surfsideonline.org](mailto:office@surfsideonline.org)

- Office Phone: 360-665-4171

**2009  
BOARD OF  
TRUSTEES  
BUDGET  
SUMMARY**

	<b>2008</b>	<b>2009</b>	<b>% of change</b>
<b>1 OPERATIONAL EXPENSES:</b>			
Business Office	151,248.00	54,895.00	-64%
Administrative Department	300,916.00	182,205.00	-39%
Water Department	399,677.00	173,389.00	-57%
Common Property Department	82,065.00	44,000.00	-46%
Sheriff Patrol Department	64,851.00	1,500.00	-98%
Refuse/Compactor Department	86,046.00	71,751.00	-17%
Recreational Vehicle Department	8,700.00	8,635.00	-1%
Association Contingency	27,724.96	35,000.00	26%
Association Activities:			
Annual Membership Meeting	6,500.00	5,550.00	-15%
Fishing Derby	1,500.00	0.00	-100%
Appreciation Dinner	0,000.00	650.00	100%
Payroll Expenses	513,984.00	594,572.00	16%
	=====	=====	
	===	===	
<b>TOTAL OPERATIONAL EXPENSES:</b>	<b>1,106,653.00</b>	<b>1,172,147.00</b>	<b>6%</b>
*****			
<b>PROJECTED OPERATIONAL</b>			
<b>2 RESOURCES:</b>			
	40,000.00	45,000.00	
	0	0	13%
	=====	=====	
	===	===	
<b>TOTAL PROJECTED OPERATIONAL RESOURCES:</b>	<b>40,000.00</b>	<b>45,000.00</b>	<b>13%</b>
*****			
<b>CAPITAL IMPROVEMENTS &amp;</b>			
<b>3 RESERVE FUND:</b>			
Equipment Purchases	42,300.00	45,000.00	
Flags & Poles (2)	0	0	6%
	0,000.00	2,500.00	100%
Reserve Fund Contribution	28,000.00	35,000.00	
	0	0	25%
	=====	=====	
	===	===	
<b>TOTAL CAPITAL IMPROVEMENTS &amp; RESERVE FUND:</b>	<b>70,300.00</b>	<b>82,500.00</b>	<b>17%</b>
*****			

2008 FEES & ASSESSMENTS

4 CALCULATIONS:

Operational Expenses			1,172,147.00
Projected Operational Resources	-	45,000.00	
			= 1,127,147.00
Membership Dues (1988 @ \$100.00)	-	198,800.00	
			= 928,347.00
Divided by 2840 Lots	=		326.88
Capital Improvement & Reserve Fund		82,500.00	
Divided by 2840 Lots	=		29.05

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**2008 FEES & ASSESSMENTS:**

MEMBERSHIP DUES	100.00	100.00	0.0%
PER LOT OPERATIONAL ASSESSMENT	307.00	326.88	6.5%
PER LOT CAPITAL ASSESSMENT	25.00	29.05	16.2%

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432.00 455.93 5.5%

PER LOT ANNUAL WATER LINE ASSESSMENT

50.00

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505.93

PER WATER HOOK UP FEE  
(this charge will be billed only to those members who have a current water hook-up)

50.00



## **RECOMMENDED 2009 BUDGET: COMMENTARY**

### **BUDGET SUMMARY PAGE**

#### **OPERATIONAL EXPENSE:**

Please note that Salary, Wages and Benefits for all departments and functions is the last line item under OPERATIONAL EXPENSES. The intent of highlighting is to bring your attention to a particular item because the change is a) significant in amount, b) new.

Association Contingency – allocating \$35,000 in 2009, up 26%. You may want to review page 9 for more detail on proposed spending affecting the Reserve.

Payroll Expenses: Up 16%. Includes \$25,000 the Trustees approved for staff wage adjustments in 2009, overtime of \$15,000 not budgeted in 2008, and increased use of employee benefits.

#### **CAPITAL IMPROVEMENTS AND RESERVE FUND:**

Suggest viewing detail on page 9 for anticipated Water Department additional equipment needs.

### **PROPOSED 2009 FEES AND ASSESSMENTS**

The budget calls for a 5% increase. Additionally, per Board direction, a \$50 per lot Annual Water Line Assessment and a \$50 per Water Hook-Up Fee will be charged as appropriate.

#### **Detailed Budget Information:**

##### **Business Office, page 1**

I have highlighted four areas for discussion:

TELEPHONE: The new phone system installed in 2008 resulted in nearly all phone expense being billed to the Business office.

POSTAGE: Anticipating a \$0.02 increase in May, 2009.

EQUIPMENT LEASES: Plan to replace the copier in 2009.

COMPUTER SERVICES: Outside consulting charges related to networking, offsite storage and communications.

**Administration, page 2**

INSURANCE: Down significantly from 2008 budget but increased by 5% of 2008 actual.

LEGAL: Legal increased by \$10,000 over 2008 budget.

AUDIT: Audit expense budgeted at \$4,000 less than 2008 per discussion with Moss Adams. However, added a new line item for consulting fees related to the accounting function.

NEWSLETTER: Printing and mailing costs estimated to be \$10,000 less than 2008 budget. Includes a nominal increase in paper, printing and postage expense.

WEB SITE: Staff and one of the CRC members are learning how to manage more of the common, frequent changes to the web site, which should result in this lower than budgeted expense.

MISCELLANEOUS: Committee Relations functions similar to 2008, i.e., Concert at the Cabana and the Chili Cook Off. Plans to functions at Seabreeze Lake Cabana and the 306<sup>th</sup> Flag and Information Kiosk Dedication.

**Water Department, page 3**

TELEPHONE: portion of phone expense now billed through Business Office. Majority of 2009 budget is cell related.

ELECTRICITY – Anticipating significant increase in rates.

FUEL: Increased fuel budget in anticipation of higher consumption due to water main project and potentially.

CLOTHING ALLOWANCE: New item. Intended to assist water department personnel with personal clothing ruined by treatment chemical.

SAFETY EQUIPMENT AND SIGNS: Needed for water line replacement project.

ENGINEERING: Anticipates additional engineering consulting on water system issues.

**Common Property, page 4**

WATERWAY TREATMENT: Treatment appears to be working, however feel it is prudent to budget for additional, spot applications in 2009

WATERWAY MANAGEMENT: Unfounded in 2009.

RESERVE STUDY: May be necessary to update, or conduct a new study to determine proper funding levels for the Capital Reserve account.

### **Payroll Expense, all departments, page 6**

It should be noted that the 2008 budget did not provide for overtime. We have broken the budget down to reflect overtime costs as a separate line item and accounts for 3% of the increase.

Staff utilization of benefits will expand in 2009. Some employees in the past declined some benefits but do not anticipate that trend going forward.

### **Association Activities, page 7**

Fishing Derby: Recommend carrying over the \$1,500 from 2008. We have collected for two such events that were not held. Minor amount but very visible to membership.

Appreciation Dinner: .New budget item for the Appreciation Dinner to honor and thank volunteers.

### **Contingency, page 8**

We have attempted to do a more thorough job of investigating costs for inclusion in the 2009 budget. We looked at the budget as having three components and believed we needed to plan accordingly.

- 1) What We Know -
- 2) What We Think We Know
- 3) What We Don't Know - **Contingency**

Example: Our collected Dues and Assessments could be impacted by a downturn in the economy.

We could see a much higher than budgeted increase in utility and fuel costs.

### **Capital Expenses, page 9**

Reserve Fund: The budget calls for a \$35,000 contribution.

The Water Department has proposed replacement of the listed items from the Capital Reserve Funds totaling \$79,852.

It is also recommended that the meeting room carpet is replaced and new, configurable meeting tables are purchased to replace the large conference table, totaling \$7,700

### **Water Department Equipment Purchases, page 9**

The Water Department has proposed purchasing three pieces of equipment, which will be instrumental in completing the 2009 pipe project and other projects throughout 2009 and going forward. It is anticipated that quality, used equipment can be purchased. The budget provides for \$45,000 for these items. However, the Water Department suggests this may be insufficient and desires to use part of the 2009 Annual Water Line Assessment to augment these purchases. If we assumed the difference between the original \$36 and the final \$50 per lot assessment could be available to purchase equipment, that would provide an additional \$39,778.

It would certainly be our hope that equipment could be found for the budgeted amount and should encourage the Water Department accordingly. However, like any budget, it would be prudent to provide some additional funding sources. In the end, the Board of Trustees will have the final say in whether to authorize any, or all of the proposed purchases.

### **Common Property, page 9**

\$2,500 has been budgeted for the purchase of two lighted flag pools. One for the Office and the second for the east side improvements at the 306<sup>th</sup> bridge. We have also budgeted for dog excrement stations at sixteen locations around Surfside, most notably at each cabana, the office, east side bridge, and beach approaches.