



## *Homeowners Association*

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*www.surfsideonline.org*

March 12, 2020

### **Memo for Record; Report to Board Trustees**

RE: Lands and Buildings Committee Meeting---March 12, 2020

The Committee met to consider past and future actions needed to support maintenance and operation of association facilities. This memo records the status of all actions considered. Note that some actions are closed and completed.

Members present on the date of the current meeting included:

M. Smith [ ]  
G. Gonzalez [ X ]  
J. Clancy, Trustee [ X ]  
L. Raymer, [ ]  
S. Winegar, [ ]  
K. Smith [ X ]  
J. Purdin [ X ]  
T. Newman [ ]  
T. Reber [ ]  
R. Minich, Chairman [ X ]  
R. Turner, Treasurer [ X ]  
A. deLeest, Trustee [ ]  
K Olds, Trustee [ X ]

Opened Meeting at 9:00 AM

The group considered the following:

1. RV/Compactor Site Rehabilitation Ad Hoc Committee (**OPEN**).

(Nov. 5<sup>th</sup>, 2019) Explained current status of design consultant. Skillings & Connolly has backed out of the contract that was never signed. Joe Plahuta of Gray& Osborne and Bob Connolly of SCJ Alliance are currently working on proposals for the design. Both feel that this still can be done in order to get bids

out for construction beginning June of 2020. Proposals are expected mid next week, before BOT meeting.

(Jan. 9<sup>th</sup>) The two proposals have been review, the choice is SCJ Alliance. Their contract has been in the hands of the Surfside attorney for nearly two months for review. This time frame is ridiculous and unacceptable.

(Feb 6<sup>th</sup>) Letter concerning the length of time from bid to contract will be sent to Surfside BOT for consideration. Discussion followed. Contracts are in the hands SCJ Alliance. We will wait until next week for return of contract with changes. If minor difference, select members of the L&B committee will evaluate, likely moving forward with the design phase contract without further legal counsel.

(Mar 12<sup>th</sup>) In The past two weeks the Ad Hoc RV/Compactor Committee has been working with Lower Columbia Engineering of St. Helens, OR on a proposal which looks very promising. Their proposal was received early Thursday morning and the L&B Committee did not have time to properly review it for details. The Ad Hoc Committee will meet next week to seek detailed answers. If answered satisfactorily, L&B may have a recommendation for the BOT at the March meeting.

## 2. Skating Lake Flooding, Larry Raymer will continue to represent SHOA at County meetings (**OPEN**)

(August 8<sup>th</sup>, 2019) County has changed outlet south of Skating Lake to 300<sup>th</sup> under road under new land usage. There will be the Annual Meeting 20<sup>th</sup> of August at 5:00PM open to the public for discussion. Conversation morphed to Twin Lakes fish stocking. The screen and type of screen for the outflow pipe. V mesh shape was used and approved by WA Fish and Wildlife. Gil Gonzales will be part of any decision. Larry will attend next Skating Lake County meeting late September.

(Sept 12<sup>th</sup>, 2019) In engineering phase, construction likely will not start until 2021.

(Jan 9<sup>th</sup>) Larry Raymer reported that this project is on Pacific County's 5 year plan. It was confirmed with Larry that Trustee Mark Scott will join him representing Surfside HOA at future meetings.

(Feb. 6<sup>th</sup>) Meeting scheduled this month for February 20<sup>th</sup>. Larry will attend, Mark Scott will be notified.

(Mar 12<sup>th</sup>) Larry Raymer was not at the meeting, therefore no report.

## 3. Repair of Fire Place at Pavilions at Sea Breeze and Skating Lake ( **OPEN** )

(Nov. 5<sup>th</sup>,2019) Not complete but on Toby's schedule.

(Jan. 9<sup>th</sup>) With absence of Gil Gonzales, these fire places are still not complete but on the schedule.

(Feb. 6<sup>th</sup>) Still not complete but on the schedule.

(Mar 12<sup>th</sup>) Materials have been purchased for repairs. However, emphasis is on the Oysterville Loop project. Still on schedule.

4. Trees along Sea Breeze Lake are out of compliance. Under brush is also an issue. Peggy Olds, Chairman of the Tree, Brush, & Vegetation Committee, will join us to discuss a joint effort to solve this problem as well as answering and/or acting upon a resident complaint from May 2018 regarding this matter. **(REOPEN)**

(Nov 5<sup>th</sup>, 2019) In the next phase, 350<sup>th</sup> corridor, letters have been sent out to 10 land owners with 4 positive responses. Annette deLeest to call the remaining owners to allow the arborist to complete the second phase by the end of 2019. A request has been sent to S & F Land Services to survey at least the north end of Seabreeze Lake. No response as of this date.

(Jan. 9<sup>th</sup>) Arbor Care will be done this week. Chips from the cutting will be hauled off by Surfside in house crew. Gray & Osborne may be doing some surveying of the lake but this likely not necessary. According to Annette all the landowners are happy and very cooperative with the process. Larry Raymer stated he feels CARL regulations have been violated. He claims trees have been cut totally down. Kurt Olds stated that Surfside has exceptions written into CARL. Later, Peg Olds has reported that all CARL standards have been met as she and Arbor Care have completed the vegetation control. Arbor Care has satisfactorily completed all work contracted at in the riparian at Seabreeze Lake.

(Mar 12<sup>th</sup>) This item has been reopened based on an e-mail received from Peggy Olds. The e-mail was read as she warns that there are a few areas in the riparian that may need attention this year. The growth will be monitored to assure Surfside stays in compliance, perhaps remedied when the private land owner brings their property into compliance. Rudd will check to see what funds remain available for 2020

5. A report from Gil Gonzales regarding the status of the abandoned water storage building at 315<sup>th</sup> and G St. **(OPEN)**

(Nov 5<sup>th</sup>, 2019) The building is scheduled to burn Saturday, Nov. 7<sup>th</sup> at approximately 11:00 AM. Gil Gonzales will be on site with crew. To knock down the cinder block remains and haul of the debris, that day. It is a bit of an event, coffee and hot chocolate will be offered, spectators welcome. There will be an article in the Surfside Weekender announcing the “burn”.

(Jan. 9<sup>th</sup>) All debris from the burn has been hauled away. All that remains is the concrete floor. The question is will this be broken up and hauled away or will floor remain to be used as a flat surface for storing material or equipment.

(Feb.6<sup>th</sup>) Status of slab remaining, likely to remain. The slab may be used as a flat spot to store materials. Which leads to the question of the fence, should it remain or be taken down? Golf course operator has asked for the fence if removed. Further discussion will follow in March when required use is clearer.

(Mar 12<sup>th</sup>) Currently, the slab is being used to store gravel and backfill used by the water department. It was suggested that a short fence/gate be placed on the unfenced portion of the north east side for both security and as a visual barrier. Gil will get quotes from two fence companies so that the installation can be made.

#### 6. Discussion of Waterway's Committee watershed report **(ON HOLD)**

(August 8<sup>th</sup>) [partial discussion in item #3] The hydro geologist company who did the original survey is still in business. The name of the company is on file and will be considered for the next survey. The information from the original survey need to be digitalized.

(Jan. 9<sup>th</sup>) Ongoing with nothing to report.

#### 7. Proposed donation of property at 30900 M Place (Pacific Co. Parcel # 77007007033) to SHOA by the current trustee of the property. A request for recommendation has been sent to Rudd Turner, James Clancy, and Larry Raymer for review and comment. **(OPEN)**

(April 11<sup>th</sup>, 2019) The Land & Buildings Committee is recommending that Surfside not accept the donation of this property. The committee has studied it for the value potentially as utility trailer storage. However, this lot is in a residential area which restricts winter parking of trailers. It cannot be used for that purpose or any other useful purpose by Surfside Land & Buildings. T. Reber suggested that any property in Surfside should have some value. This brought the following debate within the committee. SURFSIDE HOA, BOARD of TRUSTEES MUST ESTABLISH a POLICY or STRATEGY of THESE DONATED PROPERTIES. DOES THE ASSOCIATION WANT TO BE A PROPERTY MANAGEMENT FIRM? IF SO, A POLICY, STRATEGY, or CHANGE in BYLAWS MUST BE ESTABLISHED. The L & B Committee is closing this matter and giving it back to administration to accept or reject as a Board of Trustees action item.

(May 9<sup>th</sup>, 2019) In a 5 to 4 vote of the Surfside B of T, the donated property was accepted. Raises the question regarding need for a real estate donation/purchase Surfside policy for consistency. This matter was discussed, the majority of the L & B members, including the Treasurer believe the current Surfside "no policy" is harmful and potentially liable. The result was L & B will initiate a policy, a rough draft (if not an outline of issues) will be started by James Clancy for discussion and editing at the June meeting.

(Nov 5<sup>th</sup>,2019) The initial L & B rough draft is not ready for publication at this time.

(Jan 9<sup>th</sup>) The initial L&B rough draft is not ready. Expect for next month.

(Feb. 9<sup>th</sup>) The initial L & B rough draft is not ready. James suggested we research the Community Association Institute resources regarding recommendations and other association policies. This leads to the ultimate questions of Surfside; who we are (a water utility, a land management company) and what is our long term goal in these areas?

(Mar 12<sup>th</sup>) Ric began research by getting user ID and password for the CAI website, began researching but have not found satisfactory results thus far. Research will continue.

#### 8. Annual Maintenance Plan 2020 (**ON HOLD**)

(Jan 9<sup>th</sup>) Traditionally a maintenance inspection is done by Gil Gonzalez and Larry Raymer after the winter season. Expect inspection of Surfside facilities to take place the end of March and the list to be reviewed at the L&B April meeting.

#### 9. Five Year Plan update for 2020 (**OPEN**)

(Nov 5<sup>th</sup>) Kimber gave Ric Minich the last 5 Year Plan (2018-2023). With 2019 nearing completion, the 5 Year Plan (2020-2025) will be prepared and published for the January BOT meeting.

(Jan. 9<sup>th</sup>) Expect completion by March meeting.

(Feb. 6<sup>th</sup>) Working with Rudd Turner, five year specific plan for Land & Buildings should be completed by the March meeting for review.

(Mar 12<sup>th</sup>) Still working with Rudd for a five year plan specific to L&B. Still hoping to complete prior to the March BOT meeting for review.

#### 10. Gray & Osborne to resubmit the application for the request of a federal/state funded tsunami shelter at appropriate time..**(OPEN)**

(Nov 5<sup>th</sup>) As of this date FEMA has not announced those who are considered for the second application process. Perhaps by the November BOT meeting, we will have an answer.

(Jan. 9<sup>th</sup>) On hold until Spring when application will be made again. Pacific County Commissioners will be contacted for political support.

(Feb. 6<sup>th</sup>) Some discussion. James suggested that there are other federal grants that should be considered for Surfside improvement and not just the tsunami shelter. He also stated his objection is not to the shelter, but the proposed location.

(Mar 12<sup>th</sup>) Rudd reported that he had some information on other grants that might be more specific to the Water Department and will pass the information on to James. Ric will contact Joe Pluhuta of G & O to set a strategy for this year's presentation.

**11. Potential immediate solutions and relief at the compactor and derelict vehicle disposal at the RV yard. (OPEN)**

(Nov 5<sup>th</sup>) Do to urgency of other matters, nothing more has been done regarding establishing new temporary guide lines. One of the two remaining derelict vehicles is in the process of being removed.

(Jan. 9<sup>th</sup>) Attempt to work with compliance officer and write articles to educate the Surfside members of proper use.

(Feb. 6<sup>th</sup>) Some discussion, nothing new or specific to add.

(Mar 12<sup>th</sup>) In the RV yard there is only one derelict vehicle left. The information has been submitted to the Pacific County compliance officer and he has inspected the vehicle. Surfside HOA is waiting authorization from Pacific County to dispose of the vehicle.

**12. Tom Reber stated that he has been contacted by County Commissioner Frank Wolf stating that Pacific County wants to schedule a flood control work shop specifically for Surfside, which would include discussion of the North & South outflows. Attempted perfect schedule would be the Friday before a monthly business meeting.(OPEN)**

(Feb. 6<sup>th</sup>) Tom Reber said that no time has been set for this. Frank Wolfe would like it set for a Saturday. This topic is a major issue that needs a permanent solution. Pacific County spends \$3,500. every time Surfside's two outflows are dug out. Getting worse every year. Pacific County's solution is to extend the outflows toward the Pacific. A few G Street owners vigorously oppose. Clogged outflows affect septic systems for G, H, and I Street properties as ground water levels rise. There is a ten year history of this debate, the proposed meeting will once again attract very diverse arguments and views. As stated, this issue must be solved, a solution that will not come easy. Must coordinate with Fish & Waterways.

(Mar 12<sup>th</sup>) Tom Reber was unavailable to make an update.

**13. Scheduled Compactor Replacement. Compactor # 2 . An RFQ has been issued to three manufacturing companies. This compactor is scheduled for replacement in 2020. Discussion followed. James suggested that Peninsula Sanitation should be included in the discussion. There are potential environmental concerns as this compactor continues to leak. Furthermore, the purchase of a replacement compactor may have to be done prior to**

the recommendations. RFQ responses are scheduled for end of business February 12<sup>th</sup>. A cursory explanation will be available by the February BOT meeting from the response of the RFQs. **(OPEN)**

(Mar 12<sup>th</sup>) Order Placed with WESSCO, Delivery scheduled early May

14. Member Request for Veterans Park. The request from George Miller requests four items; three are paving (two parking areas plus the walk way between I and H Streets) and replacing the existing post light. Cost is a factor and understood by the requester. Discussion followed. One initial concern is the need for proper drainage as paved run off may enter the canal rather than be absorb below the existing gravel. Naselle Asphalt will be in Surfside within the month and an estimate will be given for budget consideration. The referenced light was recently replaced with an LED fixture. We will discuss a solution that will comply with the new (when approved) lighting standards. A letter will be sent to the requester. **(OPEN)**

(Mar 12<sup>th</sup>) Two asphalt quotes were received for the requested two lot and path paving from Bayview Paving and Naselle Paving. Both had options for width of the path as well as 6” storm drains and catch basins. Both were competitive to each other but total package is a little under \$20,000. Glenn McCauley of Pacific County will be contacted regarding permit required. After further consideration and total cost analysis, this project likely will fall under 2021 budget. Further consideration will follow.

15. Land Adjacent to RV lot is for sale was introduced by Tom Reber. It is ten acres and the asking price is just under \$100,000 (actual value far, far less). It would be perfect for RV expansion but the vast majority of the land is in the expanded wetlands buffer zone. Consideration for making an offer to the owner should be thought through. No action will be taken until after the discussion referred to in item # 7 of these minutes in this month’s discussion “Who is Surfside and what is our goal?” **(ON HOLD)**

#### **NEW BUSINESS:**

16. The issue of the building to house the carbon filtration structure was raised. Nearly three years ago, Big Tuna Construction had a design drawn for a “pole barn” style building. Apparently the permit application as well as the building design have remained at Pacific County until the wetlands buffer mitigation was settled. A billing of on or about \$6,000.00 appears to remain unpaid to Big Tuna Construction. L&B will research the status of the building with Pacific County as well as research what funds are due to the contractor, building designer, and/or Pacific County. A decision to erect the building has not been made as of this date.

Meeting was adjourned at 10:08 AM

The committee would be scheduled to meet again on [April 9th](#), 2020 in the conference room at 9AM. All members will be contacted. The RV ad hoc committee will remain active during the month.