

**MINUTES
LONG BEACH CIVIC ASSOCIATION
JANUARY 22, 2022 MEETING**

DATE: January 22, 2022 at 10AM

BOARD MEMBERS PRESENT:

Richard Wilder, Torben Huges-Jensen, Cathy Collins, Patti Oehmke, Mieke Rockhill, Steve Perlik, Jolene Lauria, Georgia Reidel

CALL TO ORDER

Richard Wilder opened the meeting to order at 10:00AM.

PLEDGE OF ALLEGIANCE

Richard Wilder led the pledge of allegiance.

FINANCIAL REPORT

Cathy Collins provided a detailed financial report and explained the disbursements since the last report.

Unanimous voice vote accepted the financial reports. See end of minutes for financial statements.

NEIGHBORHOOD WATCH/SECURITY UPDATE

Cathy Collins received a handwritten letter submitted by Debbie Berens that reported on Crime. There were no major issues and a discussion on speeding was had. It was suggested that we have a Sheriff's representative do a "voluntary" speed trap on Long Beach Rd. The LBCA received a certificate of appreciation for our community's work on safety, and for hosting successful Neighborhood Night Outs over the years.

OLD BUSINESS

- **Daycare Update**

Torben Huges-Jensen reported that he is working with the Daycare, tenant for the community building regarding the termination of the rental agreement due to the closure of their business as of December 31, 2021. The tenants claim that their business was drastically affected by the pandemic which affected their ability to recruit staff, and retain clients. They have agreed to pay Feb rent and may pay Mar Rent. Torben is keeping the lines of communication open with them.

- **Kitchen/Bath Renovation**

This project is in the planning stage and Rich and Steve will continue to work on this project. The goal is to make the building ADA compliant.

- **Off-shore revetment update – BOCC meeting**

The BOCC meeting started with this subject earlier than scheduled, and some attendees arrived as the session for the off-shore revetment was ending. Richard Wilder will find out what the next steps are. They are supposed to bring sand back to our beaches from the land-locked pier in flag ponds. It is a cost-savings for the county to do this rather than barge the sand in. One of the commissioners came to our community the evening before the BOCC meeting to check out our beaches. The video with members of our community speaking on the issue was well-received by the BOCC.

NEW BUSINESS

- **Community Center Landscaping**

Peabody Landscapes will complete the second half of this project this spring entailing top soil and seeding. We endeavor to obtain bids from those in the community who offer services needed by the community. One of the key members of Peabody lives in the community and her parents are active with volunteer work for the community.

- **Road Fees *** MANDATORY *****

Jolene Lauria presented the results of the many hours of hard work by a committee of the board. She explained the amount of research on deeds, legal precedence, the CPI (consumer price index) increases over the years, etc. resulting in the selection of 1970 as the CPI to calculate new rates. If the board had used the CPI for the first recorded deed in 1939, the increase would be much higher. She explained that the current income from road fees is inadequate to repair the roads that are in much need of repair. The board is seeking to create a clear understanding by the community and is open to hosting an informational meeting or two specifically on this topic, if the community response shows that would help with understanding the issues. Handout was distributed and is attached to these minutes.

Richard Wilder explained how road fee money is disbursed vs. general funds from membership fees and donations. As an example, we can NOT use road fees to pay the electric bill for the community center building. Road fees are used for expenses associated with road issues; trees that fall across road, mud/sand slides on the roads, snow removal, street lights on the roads that are owned by the LBCA, etc. Membership covers the other costs in our community; security for our beaches, port-a-potties, disposal services, mosquito control, storm water/erosion control in other areas, admin costs (postage, etc).

- **Membership *** VOLUNTARY*****

Jolene Lauria presented new membership fees. The current fee is \$15. The new fee will be \$100. This is in line with the 1970 CPI increase as well. There is no relationship between parking passes and road fees so the decision was made to associate them with membership dues where the money raised could be used to maintain and improve non-road areas. Four (4) hang tags will be given as a benefit of membership. If a property owner does not pay membership they will not receive hang tags. If they park their car at a beach parking lot (owned by the LBCA), they will be subject to the parking rules and their car may be towed.

Joline noted that we must now pay for services that used to be provided by community volunteers. LBCA is looking at other benefits the LBCA could offer with membership that benefit the community and is open to ideas that have been offered to the board by residents – playgrounds, kayak racks, events at community building, etc.

The remainder of the meeting was a **Q&A** session:

Q: How do we reach out to realtors? Some home buyers are purchasing properties with no knowledge about the road fee covenant, or have been given incorrect info by their realtor?

A: Georgia Reidel and Cathy Collins send a welcome package to new homeowners. Meike Rockhill suggested we send a letter to the realtor association to advise of the increase and to prospective buyers.

Q: How will residents who do not pay their road fees will be handled?

A: Richard Wilder responded that, if necessary, LBCA will pursue legal action if residents do not pay their mandatory road fee. Obviously, this would like to be avoided. In the past, letters were sent to remind property owners that the road fee is mandatory. A second letter from the board warned them to pay or go to court. Once LBCA went to courthouse and had the property owner served by the Sheriff most of the property owners were quick to pay when they were served pby the Sheriff, all property owners paid in full, along with filing costs and late fees. The number of "delinquent but collectible" residents has been reduced to less than 15.

Q: If board needs more money in future, would it be possible for the board to use an earlier CPI date?.

A: Richard Wilder responded that the board could do that but we are hoping to avoid it if at all possible.

Q: How would the board handle a situation where a property owner is willing to pay road fees, but does not want to pay the new rates tied to the CPI for 1970?

A: Richard Wilder responded that the LBCA could go back to the CPI rate on the original deed and covenant (which in the majority of cases is well before 1970), which would cost more than the rates the LBCA is implementing. The resident would be given a choice of which amount to pay.

Q: How can the board communicate better with the community? Many don't read, or receive emails from the LBCA. KC (Chronopolous) suggested posting signs throughout the community to notify the community of meetings.

A: Some members of the community do not want to share emails, so we do not have emails for every single household. LBCA website will post dates of events for property owners to check in lieu of emails. LBCA needs a volunteer to step forward to post signs. Richard Wilder stated the board plans to "overcommunicate" the new changes.

Q: What about the people who live on a fixed income, or have financial difficulty and can not afford this rate increase?

A: Richard responded that the board had discussed this issue in depth and will work with financially challenged property owners on an individual basis; LBCA will offer payment plans to help.

Q: A property owner reported that street light has been out on a street (county road); she was told to call county. She has tried calling the county a couple of times without success. Can LBCA help?

A: Roads owned by the county are the responsibility of the county, and LBCA is only responsible for private roads owned by the LBCA. Georgia Reidel suggested property owners call smeco and give them the ID# posted on the light pole.

Q: is erosion control included in road fees?

A: Rich Wilder confirmed that mudslides/sandslides or erosion that affects roads could be cleared using road fees.

Q: Residents can not park at the beach without paid membership?

A: That is correct.

Q: Can a property owner vote for board members with a paid membership?

A: Any resident can speak of concerns about the community with board members individually, at monthly board meetings – which are open to all residents regardless of membership status, or via email. A paid membership gives them voting rights for the annual board election. It was suggested that we may split the membership away from voting rights in future years.

One person stated their opinion that the increase in membership fee from \$15 to \$100 is too much. It was shared by other attendees that \$100 is much lower than other communities fees.

OTHER BUSINESS

- One of the sheriff candidates would like to speak to our community. The primary election is in June. After discussion, it was resolved that the LBCA should invite the whole group to speak (5 candidates), not just one.

ADJOURN

The next meeting will be February 12th at the community center at 10:00 a.m., and all residents are welcome.

It was moved and seconded to adjourn the meeting and Richard Wilder adjourned the meeting at 11:26 am.

Respectfully Submitted:

Patti Oehmke, Acting Secretary

Richard Wilder, LBCA President