

Chapman Point Homeowners Association Annual Meeting

Minutes, March 18, 2015

The 2015 CPHOA annual general meeting took place at the Multnomah Athletic Club, 1849 SW Salmon, Portland, OR.

The meeting was brought to order by President Gill. Present at the meeting were Frank and Mary Gill, Pete and Sharon MacWilliams, Ken and Diana McQuhae, Pat and Denny Hall, Stan and Louisa McCleary, Corey Morris-Singer, David Snodgrass, and Fred Gast. Proxies were held for Lynne Angel, Pat Reser, John Holden, Susan and Gunnar Christiansen, and Louis Loeb. Secretary Mary Gill reported we had a quorum to conduct business.

Gill welcomed new homeowner, Fred Gast to the association and our beach. Minutes from last years meeting were approved.

There were nominations, seconds, and unanimous votes for Frank Gill, Pete MacWilliams and Mary Gill for president, treasurer, and secretary respectively for 3-year terms.

Gill gave the presidents report briefly describing our failure to get our deed restriction that prohibits dune grading for view enhancement removed.

Pete MacWilliams gave the treasurers report stating that we have \$17,150.01 on hand due to under spending on the dune project. Scotch broom removal expenses \$5842. The 2015 assessment will be \$300. Note, beachfront owners have a credit from last year. Gill also added, that there may be an additional assessment later in the year as we better understand next steps in the on-going sand dune saga.

Ken McQuhae gave the broom masters report complimenting David Snodgrass's company for doing a fine job and indicated in spite of this, this invasive species is back this year. Sharon MacWilliams asked if there is any natural spray that could be used with the Elk. None were known and there were comments that the city prohibited most actions of this kind.

After these reports, we moved to the discussion of dune management. Ken introduced Bruce Francis who is the property manager of Breakers Point Condo's located just south of us. Bruce has a vast historical knowledge of grading in Cannon Beach.

Bruce told us that Breakers Point has been grading their dunes since 2000 with city approval and little to no objections from neighbors but that the Laurel street crowd who stopped our request were so energized by that success, that they went after Breakers Point and were successful in blocking his dune grading project this year. He said he remains optimistic Breakers Point will prevail for several reasons. Among them is that the city will likely get an independent view and most likely a new comprehensive plan. He stated they have an ecologist report that the European beach grass destroys the snowy plover habitat; Mike Morgan has a PhD study on sand management and the corps of engineers supports putting sand back into the littoral cells. Last, he was particularly pleased with the previous city planner, Raimer Bartl's, quote in the Cannon Beach Gazette that he had an epiphany back in 1999 that sand dunes were not naturally caused. However, as things stand today, his grading project is blocked waiting for appeal or his next action. One of Bruce's suggestions was that all the beachfront HOA's form an alliance to fight the Laurel street opposition.

Bruce's presentation included a fascinating slide show with photographs providing an pictorial history of our beach. Aside, Gill will try to get copies of these photos and post them on our website.

Next, Ken McQuhae who has done an immense amount of research into the history of how our dune restriction came to be reported on what he had learned. Due to a bulb failure on the overhead projector his presentation was somewhat hampered while waiting for a replacement projector. He discussed the 1995 Conditions of Approval for our development came to be, the PNG geologists report and nowhere was there any science or environmental reason for the restriction. But he noted, the city did not allow grading at that time as it was before the comprehensive plan that allowed Breakers Point to start grading in 2000. He discussed his discussion with the developer, Bob Scanlon, who thought the intent was to not destroy the dunes during the construction phase. Ken also included a lot of data, charts and photos on how the dunes have grown. He went on to say, the sand either moves horizontally or vertically, and with the introduction of the European beach grass, they are now growing vertically and the beachfront continues to migrate westward. He showed photos of pathways created by people walking over the dunes to reach the beach that have become chutes where the sand travels east. He noted that some of the conditionally stable dunes (the dune restriction is not applicable to them) are higher than the fore dunes. He wrapped up his presentation with a "What to Do?" slide that is attached.

During Ken's discussion, both Louisa McCleary and Sharon MacWilliams made the point that we need to deal with the

emotions as locals are so emotionally vested that they don't hear the science or facts.

Gill called for a motion to create a working committee to figure out what we should do next in this struggle to gain ability to manage our sand. The working group will need a plan to deal the legal issues and nuances, the science, the PR, the emotions, and strategy to overcome the opposition's objections in an overwhelming way. The motion was made, seconded, and approved. Gill, McQuhae, McCleary, MacWilliams and Morris-Singer volunteered to work on this team.

There be no further business, the meeting was adjourned at 8:00PM

What to do?

- Establish a small committee to explore options including –
- Alliance with other ocean front HOAs to revamp the rules
- Position ourselves as conservationists, not the destroyers we are made out to be

Some examples

- Take off the peaks, place sand in the swales, plant native dune species in protected areas
- Fence off the foredune face paths, replant beach grass
- Use sand fence between coppice dunes to accelerate rate of new foredune formation, plant and protect beach plant species
- Your suggestions