

Copalis Beach Community Meeting  
July 5, 2014

**Attendees:**

Doug & Mary B  
David & Katrina R  
Paul & Debbie S  
Bruce D  
Dick, Diane & Jeff K  
Chevy & Joann C  
Robert N Jr.  
Jim F  
Harold & Sandi S

Below is a recap of what was discussed at our annual meeting of home and landowners on July 5, 2014.

**Roads:**

Chuck Nation, Grays Harbor Fire Department assistant chief reported that our roads are in good repair and noted that improvements have been made over the past 10 years. There were a couple of items he noted that should be taken care of immediately. Per code, all roads are required to have a 12 ft wide by 14 ft high clearance to allow for safe fire tender access. Grays Harbor Fire Department strictly uses fire tenders to haul water. It was pointed out that the water system blow off valves do not have a high enough flow rate for direct connection. If additional water was required, he noted that they could access the blow off valves if water were required.

He further noted that their tenders cannot go beyond Shirley Z's property on the road because of the narrowness and tight turn just past the property. In the past they would drive into the driveway and through Erik P's property to bypass that tight turn on the main road. Since then bollards have been installed to stop traffic between these properties. Either the road needs to be widened/straightened in this location or access through the two properties reopened for the trucks to get through. As it is, they will stop there and pull lines which will slow them down.

The gate servicing the families at the end of the upper lane should continue to be left open to allow for access to the end of the road.

Chuck also extended an invite to anyone in our group to attend their community meeting held on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays of every month at 7:00pm held at the old Sheriff's substation near Ocean City.

### **Entry to Development along Highway 109:**

Chuck noted that our entry is fine, we could at a later date widen the shoulders and or add a pull out/parking strip along the north side of the road, but prior to the security gate and the large cedar stump. Several homeowners commented that they would not like to distract from the natural beauty of the current entrance.

### **Security Lighting at the Top of the Hill:**

We discussed the issue of switching to an LED light and moving to the light post at the top of the hill. The current light costs roughly \$12.00 per month, illuminates the reservoir/gate areas, but not the crest of the hill. We decided not to move the light at the present time, but may elect to do so in the future when the reservoir building is rebuilt.

### **Yearly Maintenance Fees of \$250.00:**

The annual maintenance fees of \$250.00 are used for the upkeep of the gate, mowing of the entrance and hillside areas, any balance is kept in the road account so money is able to accumulate for the future repair to the main hill road and/or gate.

### **Homeowner HOA:**

We discussed at great length the pros and cons of forming a HOA with loose benefits. In years past we did have a homeowners association covering the road and water system, but now that the water system is privately held by a group of homeowners, we do not have anything that covers the main entry and hill areas. The majority of owners in attendance were in favor of exploring some type of organization for the development, therefore we will be exploring this task in the near future.

### **Community Beach Access Easement:**

A couple of homeowners noted that the community beach access has trees growing in the pathway leading to the footpath to the ocean and that there isn't anywhere to park a car along the lower south lane. We discussed the easement area along the lower south lane, there is a 35 ft. easement which could be used for parking and we could work with the current landowner to develop a specific foot path for community use instead of intruding along their trailer doorstep.

### **Water Issues:**

We took an opportunity to discuss the water system with all who were present at the meeting. CRMBA water system is holding steady, no new leaks to report, last year we had two significant breaks, both along the Upper Copalis Rocks Lane and a couple at private residences due to the severe cold weather and broken pipes. Our water usage is down, in

2009 we were using 8 acre-feet of water, 2013 we used 2.4 acre-feet and in 2014 so far only 1 acre-feet. So, our leaks are down with the building of the new reservoir and the replacement of distribution pipe.

It was noted that if anyone has any problems with water billing, supply or quality, please contact your 'neighbor-owners' or Northwest Water Systems first.

**Action Items:**

- Investigating requirements of HOA
- Widening of Road at the entrance along Highway 109
- Talk with landowner about the current community easement along the south lane.
- Trimming of willow trees along the south lane easement area.
- Community contact sheet and map. Send an update to all home and landowners.