

Inverness Association Meeting: August 27, 2014

Board Members in Attendance: Joyce Arndt, Bridger Mitchell, Marshall Livingston, Mike, Martha, Jack, Jim, Francine

I. Approval of Minutes

II. Public Expression on Boat House

Richard Plant described easement to Children's Beach in 1952 as convenient and useful. Worked as volunteer to rebuild foundation of Boat House in 1962. IF formed to deal with sale of Boat House. Unhappy with Private Property sign on beach. Doubts legality. Urges IA to give special interest to preserving public access to beach.

Jerry Merral: Does not want to give up public access to beach. Would like to see a committee formed to address and form policy.

Catherine Caulfield: Wants attention paid to procedure. Original 2009 Boat House committee became inactive; should be reactivated. The legality of access needs to be considered. Believes committee should be formed to consider this issue and make recommendation and that this issue should be voted on by the entire IA membership.

Tom Gaman: Historic easement is significant. No reason to relinquish it. Observation – no access to beach from the shore. Valuation should be done through appraisal. Believes it should be voted upon by membership.

Rob Arndt – Believes there should be no deed restrictions. That public access will create overuse issues now evident at Chicken Ranch.

Jack Matthews: historical background re: stairs necessary to get to beach.

John Hope: as owner, not intending to remove access to beach. No stairs means that there's no access. Doesn't think the pier has public access.

Reading of portion relevant to pier and beach access trying to reach greater clarity.

Barbara Gaman: Board needs to be more transparent and this issue should be decided by membership

Sarah Lerer: The owners should be allowed to improve the building to maintain it as well as the public should maintain access to the beach. Volunteers to pay for rebuilding the steps down to beach.

Jim asked Madelaine Hope if signage would be acceptable to owners.

Nick: consensus seems to be to maintain DRs on historical appearance preserved and rebuilding stairs/public access

Carolyn Longstreth – wants paper ballot on this decision by entire membership. Wants committee to be formed to work with County

Ann Baxter – Asks for attention to procedure

John Hope – this issue has been looked at over time and proceeding by dropping DR is best. We do not want the liability for steps that the public will access

Stefan Kirkeby – As owners we have welcomed public to beach. Erosion caused by water coming down water pipe where stairs where. If you put in an easement, the IA will be liable for that access. Waiting for permits that can't be obtained because of deed restrictions.

Michael Greenberg – Doesn't understand why a committee is necessary. Owners deserve a straight up decision. Doesn't want a vote.

Bruce Mitchell – because stairs are issue, could a path be constructed instead?

Nick: the concern is the legality (liability), not mode of access

Madelaine: Stairs would require liability insurance. If there is access, bathrooms become an issue.

Catherine Caulfield: Question: if deed restrictions are lifted, what are the plans for the property's use?

Marshall nominated and voted in as board member

Francine nominated and voted in as secretary

Nick apologizes for not following bylaws regarding Boathouse vote.
Reads from 2009 letter from IA/IF to owners re: public access to beach and intensity of use requires a Coastal Permit. The IA needs to get a Coastal permit to change DR.

Some question as to how to proceed legally. Dakota Whitney, attorney, if deed restrictions are lifted, must do it correctly and make sure Coastal Commission's requirements are met. (Public easement issue)

Madelaine retells history of Coastal commission 2009 letter.

Jack Matthews: 4 years ago, we were on verge of lifting of deed restrictions. Fizzled out in meetings. Calls for vote amongst membership after a fact sheet is written and sent to membership to expedite the owners attempts to move forward in their efforts to maintain/develop property.

Marshall: We need membership approval. And we need to clarify our legal responsibilities re: Coastal Commission.

Bridger, Michael and Francine volunteer to go forward to get clarity on Coastal Commission letter of 2009 and legal responsibility of IA to rescind DRs

How to proceed to get members views on these issues? Fact sheet sent before 9/24/14 meeting.

Marshall brings up issue: aren't we just giving up use restrictions?

History of negotiations provided by Mike

Mike and Jim: the board does not want to act as enforcer

Madelaine: the agencies will not dialog with the owners until the DR status of the Boathouse is changed.

Catherine Caulfield: the building was sold with deed restrictions

General Discussion -----

Bridger moves that we have a membership vote by ballot, not in person. Passes

Michael: moves we have a oomitee to find out legal info. Steve Kinsey w. Bridger, Francine, and Michael to find out our obligation re: rescinding DR's

Informational meeting to create mailer would include Elizabeth, Catherine, Madelaine. Marshall and Michael. Second and so moved (unanimously)

Mike reported we are waiting for the County's final offer on reimbursement on ADA compliance

Jim Membership report – we have 67 paid members

Martha: website committee. Barry Deutsch is doing logo gratis for IA. Developing pages. (Bridger – on County, Jim – membership, etc.)

Treasury report/Mike – August Financial report will be attached in September. We made more money from Fair.

Buildings and Grounds report from Jim. Windows fixed. Back fence repaired by neighbor

Mike Trails committee: Expense heavy but trails well-maintained

Motion to donate \$500 to WMCS for Water Dogs in honor of Maidee Moore passed.

Motion to honor Julie Monsoon and Bill Moseley with \$100 each supper gift certificate passed.

Report from Nick re: dedication of Ron's plaque – sweet event
IF adjourned

IA Meeting:

Elizabeth reports on Fair – wants to see younger generation take over. Wants more focus, creativity. Activities need to be codified.

Bridger: County relations. Orthodox Greek Church on Balboa sold. 17 acre site. 4700 sq ft 6 bedroom house, 2nd unit, etc. Haggerty Gulch, wetlands, etc.

Bagpiper will be an informational mailer to prepare membership for vote on Boathouse

Motion to adjourn