

SURFSIDE COLONY BOARD OF DIRECTORS  
MONTHLY MEETING  
MINUTES FOR  
TUESDAY, FEBRUARY 9, 2010

**Meeting Opened** at 6:29 pm.

**Board Members Present:** Dave Evans, KC Coultrup, Sandy Redding, Darlene Cahoon, and Steve Wiles

**Guests:** Chressa James, Dick Cahl (Civil Engineer), Richard Pearson (C17), Jim Haskett (A69), Deborah Howard and Decatur Mitchell (A53)

**Meeting Minutes** - Reviewed and approved the Minutes for January 12, 2010 at 8:35 pm. Sandy motioned and KC approved.

**Dick Cahl gave a report** – Mr. Cahl indicated the water table under Surfside is currently very high.

He is currently working on plans for Phase I and Phase II of the front gate and parking lot drainage plan. He has broken the front gate plan up separately from the rest of the colony drainage. A scheduled meeting last Monday was held, and drawings were made to be submitted to the City of Seal Beach during this month of February 2010. If Seal Beach wants the drawings submitted to the Coastal Commission, then the plan will be forwarded to them. He presented the drainage system underground with storage chambers near the dry wells. The difference of the storage chambers versus the French-drains is the storage capacity & the percolation rate. The current French-drains allow flooding as they age, but the proposed chambers can handle more storage during rains. The parking lot drawing explains the system. This system can be tied into the recent B Row drains because it ties with another system which had a recent pipe added to accept more capacity. Two of the A Row drains could be tied to the parking lot and B Row system, but the other A Row drains will need to be replaced with chambers. Several options were presented and discussed. However, the alternative of pumping always has to be present due to the water table rising. ("New Construction" is the Parking Lot Plan, and the A Row is to be a repair scenario, thus treated as "Maintenance" which needs no plan). A question was asked if Surfside needs to send a plan to Caltrans, and the answer was "no", but Mr. Cahl needs to show the effects in relation to their system. A discussion ensued regarding piping the entire length of A row and routing the water back to the B row drainage. Connecting the French drain to a pipe in front of A 15 and A30 to drain toward Anderson St. was discussed. Connecting the drywell at A 52 to the drain at A 69 was considered. The north end of the colony was discussed and alternatives were considered. Adjusting the gutter at the north end to flow more readily was considered. After all the discussion, Mr. Cahl agreed to come up with a revised plan to include all colony drainage. Mr. Coultrup and Mr. Evans are to review the current plans left by Mr. Cahl. It was agreed that the revision of the French drain at A107 should be started as soon as possible. It was also agreed that all A Row French-drains be revised with storm chambers to extend out of the end of the A Row homes. The French-drain work will have to be put off until the water table drops.

**Open Forum for Shareholder Concerns:** The water table is very high, approximately 2 feet below the surface. Mrs. Howard voiced her concerns over the high water as the lower level of their home is flooding. Her 4" pipe got clogged then was cleared so their sump pump is currently working.

**Finances by KC Coultrup:** Mr. Coultrup indicated there may be budgeting issues for the Drainage Project if it exceeds \$500k. He indicated there may be a need for an assessment or

loan to complete the project. The Profit / Loss income is at 52% and expenses are at 46% because the larger projects have not yet been done. They will catch up. \$30,000 went to a new CD.

**Vendor** **W9 Requirements:** Mr. Coultrup recommended the Board develop a checklist for vendors used including W9's and insurance. It will be assembled, and applied to new vendors.

**Colony issues report by Dave Evans**

**Sand Replenishment:** Mrs. Redding indicated the final report is in process.

**Front Gate Plan:** A letter was received from Coastal with questions. Mr. Evans responded to their questions in writing today.

**Security Review - Darlene Cahoon:** Gate Arm loops were considered by found to be too costly

Requiring ID for guests was considered and it was agreed to ask Carol at Boyd for suggestions.

3 incidents by the new guards were reported, therefore Carol is replacing those 2 guards, and Ms. James will inform the homeowners of Boyd's responding actions to assure them of progress.

**Playground Plaque:** Mrs. Redding indicated she had ordered the plaque 4 days ago and will take a few weeks to receive.

**Meeting Adjourned** at 8:36 pm.

Respectfully Submitted,

Mrs. Sandra Redding, Secretary

Minutes taken by Darlene Cahoon

**Next Board Meeting** is March 9, 2010