

MT. HOOD FOREST HOMEOWNERS ASSN.
Board of Directors Meeting
February 15, 2012

Members Present: Paula Hoiland, President; Daryl Philippi, Treasurer; Jim and Jennifer Cline; Tom Reynolds; Carolyn Raz, Secretary.

Guests: Norm Goetz and Buz Raz

Call To Order: The meeting was called to order by Paula Hoiland, President, at 7:01 pm.

Approval Of Minutes: A motion was made by Daryl, seconded by Carolyn, to approve the minutes of the November 7, and December 19, 2011, meetings.

Treasurer's Report: Daryl submitted a recap of the income and expenses from 2004 to present. The Association's current assets total \$26,000. Sixty-six percent of the 553 cabins are members, the highest in seven years.

OLD BUSINESS

Liability Insurance: The Association, after receiving and evaluating three bids, has accepted State Farm Insurance for Not-For-Profit Liability Coverage on the Board members, effective January 12, 2012. The annual premium is \$1,089.

Break-Ins:

Update: The thefts have continued, though not at the rate of the November-December period. Paula met with the Clackamas County Sheriff who gave her the rap sheets on the two thieves who were arrested a few weeks ago. Both are long-time, career criminals with backgrounds in burglaries, thefts, drug abuse and gun use. They are awaiting trial, though have been released from custody. Jail time can be the consequence of a conviction for stealing items worth \$10,000 or more in a 60-day period, which is a Felony One charge. It was noted, "theft" is stealing from a shed or out building, while "burglary" is stealing from a dwelling.

Theft Deterrent Programs: Discussion included a possible news article. It is recognized there is a possibility of copy-cat burglary if other potential perpetrators hear or know about the currently arrested thieves. It was suggested that possibly an article submitted to the Mountain Times about what cabin owners are doing for crime prevention (such as taking

pictures of belongings; etching their driver's license number on belongings; making a catalog of cabin contents; installing surveillance cameras and/or alarm systems; etc.) could be a positive theft deterrent.

Forest Watch, another deterrent program, was discussed. Paula reported on her meeting with Clackamas County to find the level of assistance they may provide through their Forest Watch Program. She displayed a large sign, approximately 18"W X 24"H, indicating a Forest Watch neighborhood. The sign cost is \$32 each for a few, with decreasing cost each depending on quantity. The program includes guideline materials for building and maintaining a neighborhood watch program that focuses on awareness, organizing groups of neighbors to be knowledgeable about which cars belong to their neighbors, recognizing and reporting suspicious people or activities, etc.

Newsletter: We were reminded that the fall newsletter announcing membership renewal needs to be out early enough so the dues are in before the first of the year. Newsletters are sent by email to those who request, with the remainder sent by ground mail.

NEW BUSINESS

Security Cameras: It was reported that some cabin owners either have or are in the process of having security cameras installed. As reported by the law enforcement officer at a previous meeting, they can be a very effective tool to catch a thief. It was noted cameras can only be attached to a cabin, not a tree. In the past, the Forest Service has allowed law enforcement agencies to install surveillance equipment in the forest areas. It was pointed out that modern camera systems may use infra-red light for pictures in the dark and they may include a recording device that is triggered by motion. They may be connected to the web whereby you can access the system from your home anywhere and the recording can be transferred or made available to the sheriff or the courts for a trial.

Historic Preservation Presentation: Our guest, Norm Goetz, a former Board member, is protesting the procedures dictated by the Forest Service that declares a cabin or tract historic. Of the 553 cabins in the Mt. Hood tract, there are 250 eligible for the National Register of Historic Places, either by being in one of the three Historic Districts or being one of 29 cabins which are outside of the three Districts but individually eligible. His concern is based on a lack of evidence or lawful explanations supporting the Act or regulation. In his search through many jurisdictions, he has found no concrete criteria in writing for such designation. The Forest Service didn't

instigate the regulation, but it has issued its regulations to be in compliance with the Federal regulations. The result is a multitude of restrictions on what can be done when repairing, changing, remodeling or enlarging the footprint of a cabin that has been declared or designated "historic." There are 45 cabins eligible for the National Historic Register and some of the owners might wish to have the Historic designation. However, the local Forest Service office won't facilitate getting a cabin on the Register so it would be up to the cabin owner to pursue it. The eligibility lasts indefinitely. If a cabin is in an eligible district but the cabin itself has not been declared historic, it would still fall under the Historic restrictions.

Self Inspections: Last summer, Fran Lanagan, the Permit Administrator for Mt. Hood, asked that the Association email self-inspection forms to our members as well as post it on the website. In early December, Paula, Buz and Carolyn met with Fran to discuss a variety of issues, including the self inspections. Of the 553 cabins, only about 100 had completed and returned the form to Fran. She asked that the Association review the form and submit ideas for improving it. Due to a small staff and limited funds, the Forest Service is no longer equipped to inspect every cabin annually. She also asked if a committee of cabin owners would be willing to physically inspect the cabins. This question is still in review by the Board.

Committees: The Board has long discussed the need for both standing and ad hoc committees as issues arise. Not only are Board members encouraged to volunteer, but to recruit fellow cabin owners to join a committee. It was decided to start with five standing committees:

Membership: To foster an increase in cabin owners in our association and build an active membership base. This committee will be chaired by Jennifer Cline.

Forest Watch/Security: To increase cabin security by active membership group involvement as well as exchanging/providing plans or ideas for increasing your cabin's security. This committee will be chaired by Jim Cline with participation of Board members Tom Reynolds and Carolyn Raz.

Events: To coordinate and carry-out the Membership Annual Meeting, and the highway clean-up project. Chairperson has not yet been assigned.

Communication: To maintain a membership record and provide a website to benefit them. Chairperson has not been assigned at this time.

Newsletter: To provide on-going newsletters to our membership through either email and/or USPS mail. To be chaired by Paula Hoiland.

The first committee meetings will be April 2.

Open Board Position: Paula noted that early last year, Gene Comfort submitted his resignation from the Board, effective upon the sale of his cabin. She has not been able to reach him, though by phone or email and has reason to believe he is out of state. She pointed out Vonnie Condon has expressed an interest in joining the Board and she (Paula) will invite her to attend the next Board meeting.

Annual Meeting: The meeting theme will have two main subjects: Crime Prevention with someone speaking on the subject as well as either the Sheriff or a deputy from Clackamas County, and Fran Lanagan on Forest Service regulation updates.

CALENDAR

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| Wed, Apr 25 | Spring Newsletter ready for mailing |
| Mon, May 07 | Board Meeting |
| Sat, May 26 | Highway Clean-up Project |
| Sat, Jun 23 | Annual Meeting |
| Sat, Aug 04 | Board Meeting (at the Mountain) |
| Thur, Oct 25 | Fall Newsletter ready for mailing |
| Mon, Nov 05 | Board Meeting |