

MT. HOOD FOREST HOMEOWNERS ASSOCIATION
Board of Directors Meeting
November 01, 2010

Board Members Present: Gene Comfort, Joel Grayson, Ken and Paula Hoiland, Scott McCaskill, Daryl Philippi, Tom Reynolds, Carolyn Raz, Mark Schwebke

Guests: Steve Graper, Rhododendron Community Planning Organization (CPO), and Buz Raz

The meeting was called to order at 7:10 pm in the office of Ken Hoiland. The Minutes of the July 31, 2010, were approved. Paula recapped the items discussed at that meeting at which, without a quorum, no motions were made.

Treasurer's Report: Daryl reported that 62% of the cabin owners have paid their 2010 membership dues versus 65% for 2009. However, dues are still arriving for 2010 and the number might reach that of last year.

The Association has assets of \$20,000 between the checking account and Certificates of Deposit. Mark made a motion to approve the report, seconded by Gene. Motion carried.

Rhododendron Community Planning Organization (CPO): Our guest, Steve Graper, explained that there are several CPO's in the Mt. Hood area - Government Camp (of which most cabins are located), Rhododendron (the smallest covering only one square mile), and the Mt. Hood Corridor (which extends west to Alder Creek). The cabins near Rhododendron are in the CPO he represents. Steve explained that the Rhododendron CPO is considering a proposal to expand its boundaries to include all the cabins that are in the Government Camp CPO, the Faubion Loop and other nearby roads. Steve asked if the MHFHA would consider the possibility of joining the Rhododendron CPO up to Road 39 (the road to the Kiwanis Camp).

The benefits to the cabin owners would mainly be inclusion in land use and forest management issues. Mt. Hood has lands under the jurisdiction of both the Forest Service and BLM and there's a plan for a land swap between the two. By belonging to a larger CPO, our interests would, conceivably, be viewed in a larger context. For instance, the CPO has plans or projects to revitalize the town of Rhododendron and they would look forward to having the cabin owners' work with them to that end. That effort includes a plan (a drawing of which was passed around) to build a large town name sign, to be placed west of the grocery store by the Oregon Trail plaque.

The Government Camp CPO currently includes most of the Forest Service cabins. However, they have stated they would have no problem ceding those cabins to the Rhododendron CPO.

Paula moved to not oppose Steve's efforts to pursue the expansion of the Rhododendron CPO to include all the cabins up to, and including, Road 39. Motion carried.

OLD BUSINESS

Annual Meeting Venue: Both Paula and Daryl investigated the possibility of using the Wildwood Recreation Area for our annual meetings because of its covered picnic areas. Wildwood is under the jurisdiction of the Bureau of Land Management, not the Forest Service. There is a \$5 per car charge for entry/parking which the BLM will not waive. At the Annual Meeting last year, fewer than half those in attendance indicated they would not participate if they had to pay \$5 to park even though with a Golden Age Pass parking is free. Likewise, the \$120 fee for a covered picnic area would not be waived (though that would be an expense borne by the Association). Consequently, this venue does not seem favorable.

The Mt. Hood Womens' Center (Dorman Center) was suggested. It's located behind the Subway Drive-in off Hwy. 26. The facility has ample parking and meeting space both indoors and out. Usage is only \$50. In addition, our guest, Steve Graper, said he would inquire on behalf of the Association to use their CPO center in June. We will await Steve's report on availability.

Fall Newsletter: Paula thanked Daryl and the others who contributed to the newsletter. Daryl put the newsletter together, writing most of the copy and sending to all cabin owners either by email or ground mail.

Dues Increase: For lack of a quorum at the summer Board meeting, a motion to increase the dues was postponed until this meeting. The MHFHA's 2010 expenses were reviewed, which included the highway clean-up, newsletter, website administration and maintenance, and the annual meeting. We have, to date, contributed \$12,000 toward getting the permit fees reduced. Some of those funds came from recent membership donations, but most came from our reserve funds which took years to build. However, if the CFA isn't passed, there will be another effort which will take additional funding and be even more expensive. (The MHFHA is the fourth largest tract in the country and hence is "expected" to provide a substantial portion of the National Forest Homeowners C2 Committee expenses.)

Another potential expense would be for printing a long-contemplated handbook for cabin owners. A handbook would be a major undertaking to gather all the Forest Service requirements, general information about owning a cabin, etc. Keeping the handbook updated will be important. This would be a great tool for the Forest Service and create a stronger working relationship with the cabin owners. Another use of the funds could be for refurbishing the road signs.

Scott made a motion that the dues be raised from \$10 to \$25 accompanied by a letter of explanation of what the dues are to be used for. Seconded by Joel. During discussion of the motion, Scott amended the motion to raise the dues to only \$20. Seconded by Joel. Motion passed. Daryl opposed.

Through discussion of the dues structure, it was noted that we have not formally established the date for starting/ending our membership year

dues structure. Paula moved to have the year from June 1 to May 31. Motion passed with Joel and Carolyn opposed.

The dues billing will be included in the spring newsletter along with a letter of explanation.

NEW BUSINESS

Cabin Fee Act C2 Committee Update: Of late there hasn't been much movement on the senate bill to change the permit fee formula. Sen. Ron Wyden (OR) and Sen. Diane Feinstein (CA) haven't issued an endorsement and perhaps are waiting for the results of the Congressional Budget Office (CBO) study. Also, Sen. Wyden is in an awkward position to state his support because he chairs the committee that will hear the bill.

Cabin Survey: Paula volunteered to compose a list of questions to be asked of the cabin owners regarding their suggestions of items to be pursued or acted upon by the Board.

Spring Newsletter: Paula asked everyone to bring an idea for an article for the spring newsletter.

2011 Calendar:

Board meetings: Feb 07, May 16, July 16, Nov 07

Annual Meeting: June 18

Highway Clean-up: May 28

9:15 pm - Meeting adjourned.