

MT. HOOD FOREST HOMEOWNERS ASSOCIATION
Annual Meeting
Welches Elementary School
June 27, 2015

Board Members Present: President Paula Hoiland, Outgoing Board Member Mark Beckius, Treasurer Michael Halligan. Ken Hoiland, Jeff Mayhew, Vice President Scott MacCaskill, Secretary Carolyn Raz and Amelia Wilcox

Board Members Absent: Joel Grayson, outgoing Board members Daryl Phillipi and Tom Reynolds

Attendees: Approximately 150 cabin owners representing 84 cabins plus, 11 guests and about a half dozen, well-behaved dogs

Accomplishments: President Paula opened the well-attended meeting at 12:40 pm with a welcome followed by a recap of the Association accomplishments during the past year which included the Hwy. 26 clean-up, the implementation of a new website, the donations made to the National Forest Homeowners that helped with the passage of the Cabin Fee Act (MHFHA was the largest contributor to the C2 Committee which, during eight years, successfully petitioned congressmen and presented explanations to the Congressional Budget Office) and the engagement of an expert in parliamentary procedures to assist with revising the Association bylaws.

A poster listing the Association's many accomplishments during the past ten years was on display. Among the long list were securing comparable lots for the reappraisals on which our permits are based; the implementation of a Forest Watch Program; window signs that reflect paid membership dues with an offer of a \$1,500 reward for information leading to the arrest of a thief; a card listing important phone numbers such as the Clackamas County Sheriff and Hoodland Fire Dept.; the bi-annual newsletter; (and the above mentioned semi-annual Hwy. 26 clean-up; and creation of a website).

Prospective Board Members: Paula invited anyone interested in being on the Board to apply now for next year when some of the current positions expire.

Parliamentarian: Paula introduced parliamentarian expert Judy Ervin, who addressed the group later in the meeting.

Treasurer's Report: Michael Halligan did a power point presentation of the Association's expenses and income from dues and donations. The major expenses were the donation to the National Forest Homeowners (NFH) for the C2 Committee working on the CFA passage, newsletter mailings, new website and related expenses and liability insurance. This year there was over \$500 in expenses for website restoration and repair from a disgruntled board member's actions. This year's expenses

exceeded the income by \$675. Next year's expenses should be less with the passage of the Cabin Fee Act.

100-Year Anniversary of the Cabin Program: Paula introduced LeAnne Veldhuis, the Special Uses Coordinator for the Mt. Hood National Forest, who gave a power point presentation on the history of the cabin program on Mt Hood National Forest. Some points of interest were:

- . Cloud Cap Inn on the north side of the mountain is the oldest building in a national forest.
- . The Barlow Road was purchased by the Forest Service in 1919.
- . Mile Bridge is the oldest tract on Mt. Hood, followed by the Toll Gate and Still Creek tracts.
- . The lots were laid out so the cabins would be unobtrusive and placed irregularly so as not to appear in a line or row.

LeAnne offered that cabin owners can contact the Zig Zag Forest Service office to get the ownership history on their cabins. The power point presentation can be found on the MHFHA website.

Self Inspections: Due to budget constraints and lack of personnel, the Forest Service is only able to inspect approximately 20 percent of the cabins in a given year. Therefore, the Forest Service has instructed cabin owners to do self inspections, which are due about July 15. The inspection form is on the Forest Service website and is to be turned into Fran Lanagan. There is a link to the form on the MHFHA website.

Bylaw Change/Vote on Board of Directors: The original definition of a "member" included ALL cabin owners without regard to payment of dues. The proposed definition of a "member" is one who has paid dues. "Only dues-paying members shall have the right to be elected to the Board of Directors, to hold an office and to participate, share and enjoy the privileges of the Association". The dues amount shall be established by a majority vote of the Board of Directors.

Only one person representing a cabin received a ballot. The proposed definition of a member passed with two "no" votes. Also on the ballot was the slate of candidates willing to serve on the Board. The slate was accepted, which included three new members to replace three outgoing Board members.

Prospective Permit Fees: The fee schedule resulting from the passage of the CFA is broken into tiers based on the appraisal values done several years ago. Additionally, beginning January 1, 2016, there will be a \$1,200 transfer fee when a cabin is sold or put in the name of another person. There are a few exceptions from the transfer fee, one of which is just a name change but the same owner.

Paula displayed a poster of the proposed tiers and their estimated fees. She explained the amounts are approximations but close to what will be actual. All the Mt. Hood

cabins fall into only three tiers, with the highest in the \$2,600 range. The annual fee will be affected only by the cost of living increase for the next ten years. The NFH is hard at work to get the fees finalized. It will probably be the end of 2015 before the exact figures are established.

Until now, all the monies collected from the permit fees have been going into the US Treasury general fund, not to the respective forests. That will change in ten years and all Mt. Hood fees will go into the Mt. Hood National Forest coffers, to be used on all recreational expenses, including but not limited to the summer home program.

Homeowners Insurance: In recent years, the Association has received inquiries from cabin owners unable to get insurance or faced with an exorbitant rate from their home carrier. Pete Lackner, CIS, is a broker (Rose City Associates, LLC) for homeowners insurance addressed the group. Pete explained that a number of factors can determine the cost that include if the cabin is on a slab foundation, has a metal roof, and the electrical system has circuit breakers, not fuses. Also, in case of fire or extensive damage to a cabin, having coverage to rebuild the cabin in accordance with current building codes is the best bet to get affordable coverage. Pete mentioned since his company is a brokerage, they call upon various underwriters for whatever one's situation may be. He also mentioned, in the case of an historic-designated cabin, the Forest Service restrictions on a number of rebuilding items could cause an increased insurance cost.

Law Enforcement: Paula introduced Officer Chris Johnson, the sole Zig Zag law enforcement officer. Chris explained his area encompasses all of the Mt. Hood National Forest as well as other areas of Clackamas County. He is a Federal employee and has no jurisdiction to apprehend a law breaker unless he is present when the crime is being committed. The Federal government considers anything happening in the Forest to be a civil action. Chris is often on the road. He is in the office only on Mondays as a rule. He can be contacted by phone or email, preferably the latter: **503-622-3191 or christianjohnson@fs.fed.us**.

Squatters: Chris reported there have been lots of squatters recently. Some of the squatters have erected structures which he has torn down (or had removed) on Roads 9 and 12 in particular as well as one on Salmon Creek Road. The rule for campers in the National Forest requires they be farther than 100 yards from a road or from a cabin. Forest Service rules allow campers to only stay for two weeks in the same location then they must leave for 30 days and then can again camp for 2 weeks. After that it is in violation of the USFS rules.

Suspicious activity needs to be reported: Chris advised anyone seeing unusual activity/vehicle to record or photograph the license number and any other pertinent information, such as make/model of the vehicle, or description of the person(s) and email the information to him.

Shooters: Shooters must be at least 150 yards from a roadway or cabin. He stated, "If gun fire can be heard, it's too close". Either call Chris or the Clackamas County Sheriff's office.

Water Master Report: David Jacob, the water master for several of the local water districts, gave a report on his activities in the Lady Creek District among which is the replacement of two lines on Road 32 that go through the forest to Hwy. 26. He also reported that Rhododendron is building a reservoir behind the Skyway Restaurant.

David showed as sample of a green plastic post he has used to replace the metal posts marking the location of water meters. He explained that many of the metal posts had been stolen (probably for their scrap metal value; the plastic posts have no value to thieves). All but 14 cabins have a new post and those will be installed soon.

In addition, David demonstrated how the water is turned on and off at your meter, and how to turn off the water at the meter if a long-stemmed specific tool isn't available, using a crescent wrench and a screwdriver.

Upcoming MHFHA Projects:

1. The new website that will include a secure way to pay dues on line.
2. Road repair and maintenance in collaboration with the FS.
3. Next year, MHFHA will be joining the NFH as a member tract. MHFHA will bill for the NFH dues, which will be at a reduced "Member Tract" cost. It will be voluntary to join NFH.
4. Restoration of cabin FS road signs in collaboration with the FS.

Fish and Wildlife Update: Fish Biologist, Greg Warner, gave a report on the stream/river restoration projects to facilitate fish spawning and mitigate flood damage to downstream areas after heavy rain. There will be side channels dug along streams to help juvenile steelhead and coho salmon to flourish. Thus far, 4.5 miles of side channels have been dug and are diverting water to flood plains.

Daily, between June 29 and July 15, 3-4 log trucks will be traveling on Still Creek Road where the logs can be strategically placed in Still Creek to provide shade and shelter for young fish.

In answer to a question about restoration of the Zig Zag River, it's not on the current schedule and will probably take place around 2025.

Parliamentarian Expert: Judy Ervin, who was introduced at the start of the meeting, gave a brief overview of our bylaws. After thorough examination, she determined there are items that need to be added, deleted or defined. The revisions will be voted on at next year's annual meeting. The only bylaw revision to be voted on by the membership in June 2015 will be the definition of a MHFHA member.

Forest Service News: Four members of the Forest Service staff were introduced who gave information and answered questions.

1. The bridge on Road 20, which has been closed for at least a year, is not scheduled to be repaired in the foreseeable future.
2. Because of the high fire danger, firewood cutting must be done before 1:00 pm.
3. There is to be NO open fire, beginning July 1, until further notice. This includes bonfires, charcoal barbecues, cigarette/cigar smoking or use of a generator. The only permissible open fires will be in metal rings in designated campgrounds. Violations of this prohibition are punishable by a fine of not more than \$5,000 for an individual, \$10,000 for an organization and/or imprisonment for not more than six months.
4. If a neighbor is seen violating this order, the Forest Service (during work hours) or the Hoodland Fire Dept. is to be called.
5. There will be signs prohibiting fires posted throughout the area.

NOTES: Due to the extreme heat and humidity of the day, the meeting was moved out of the ¾ enclosed and covered playground area to the outdoor pavilion area to allow air movement. This unfortunately made the slideshows difficult to view in the lighter area.

Throughout the meeting MFHFA gave raffle prizes from wine donated by a cabin owner, to cabin life products and a cabin breakfast basket to the delight of the winners.

2:50 pm - Meeting adjourned.

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The 2015 Election results were tabulated and reported as follows:

From: Mark Beckius [mailto:Mark@reimersandjolivette.com]
Sent: Monday, June 29, 2015 6:24 AM
To: Paula (p.hoiland@comcast.net) <p.hoiland@comcast.net>
Cc: Ken Hoiland (ken_hoiland@yahoo.com) <ken_hoiland@yahoo.com>; Scott MacCaskill (ScottyMac@stillcreek28.com) <ScottyMac@stillcreek28.com>; Mark Beckius <Mark@reimersandjolivette.com>
Subject: elections information

Everyone

The following members were approved as directors by the membership at the annual meeting June 27th. 2015

- Bruce Bauer
- David Gearing
- Joel Grayson
- Michael Halligan
- Doug Hartley
- Ken Hoiland

- Paula Hoiland
- Scott MacCaskill
- Jeff Mayhew
- Carolyn Raz
- Amelia Wilcox

Misc. information

- The nominating committee for Elections 2015 were: Tim Sweeny, Scott MacCaskill and Chair: Mark C. Beckius
- We had (8) existing directors run for election. (3) directors resigned. (5) association members shown interest in running for a position. (3) association members provide application for a position as a director.
- There were (78) cabins represented / registered at the meeting
- (64) ballots were turned in and counted
- (54) ballots voted for the nominee's above
- There were (2) write in nominee's that received (1) vote each.

Bylaw Amendment on Definition of MHFHA member

- (56) voted YES / (2) voted NO

When you get back I will drop off all of the ballots to Ken's office for you to keep for record. Feel free to contact me if you have any questions.

Thank you

Mark C. Beckius
President



We do the ordinary extraordinarily well, since 1922

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