

MT. HOOD FOREST HOMEOWNERS ASSOCIATION
Board of Directors Meeting
May 4, 2015
5665 SW Meadows Road, Suite 350, Lake Oswego, OR

Members Present: President Paula Hoiland, Mark Beckius, Joel Grayson, Treasurer Michael Halligan, Ken Hoiland, Vice President Scott MacCaskill, Daryl Philippi, Secretary Carolyn Raz, Tom Reynolds, Amelia Wilcox

Members Absent: Jeff Mayhew

Guests: Judy Ervin, Parliamentarian Expert, Jerry King, Cabin Owner, Marie Philippi, Cabin Owner, Buz Raz, Cabin Owner

6:30 pm - Meeting was called to order by President Paula. The meeting started early to allow time to watch a presentation/demonstration of a potential association website format from Club Express. The 45-minute presentation and conference call outlined the following features:

1. A secured site that allows for both public pages and members only pages where member information and details can be seen only by members. It will also support on line dues payments;
2. Software support provided Monday-Friday, 8:30 am-7:30 pm (Pacific time);
3. Contains a member profile page with space for additional members data that can include the email address of additional family members or owners and can be customized to our need;
4. A public area to tell our story and list reasons for becoming a member;
5. Pages that can be customized to list special events with a link to a registration page;
6. A member login page with user name and password;
7. Quick and easy access to everything;
8. A page to list open volunteer positions with space for the user to sign up, list their hours of availability or qualifications;
9. User name privilege.
10. A forum for everyone. It can be set up to go to a user's email or iphone.

Club Express has three packages to help or set up the website; (a) no assistance needed; (b) starter pack where they set up the entire site; (c) starter pack that requires some assistance. All provide for a 60-day free trial with free tech support.

After the demonstration, the Agenda was approved as presented. Because the Board has fewer than 12 members, a second to a motion is not required.

Approval of Minutes: Amelia made a motion to approve the Minutes of the February 2, February 24, and April 2 meetings. Paula acknowledged that she had edited Carolyn's

Minutes of April 2, as Carolyn was leaving town shortly after the meeting and would not be available for three weeks to further edit it. The minutes with all edits were approved.

Treasurer's Report: Treasurer Michael went over the income and expenses resulting in a balance of \$21,568. Included is an 18-month CD that matured May 31, 2015. It was agreed to let the CD automatically renew for another 18 months. A motion to approve the report was unanimous.

As of April 30, 221 cabins are represented as dues-paying members, which represents 40% of the 552 cabins. Ken suggested that a note of thanks be included in the spring newsletter to those who paid their dues and a reminder that dues haven't been received to the remaining cabin owners.

OLD BUSINESS

Post Office Box: Paula and Ken both reported the convenience of the new Post Office box because of its 24/7 access as opposed to the old PO box which had limited hours of availability (no weekend or evening past 6:00pm access).

Donation to the National Forest Homeowners (NFH): At the February 2, 2015, meeting, Paula reported that a \$5,000 donation was inadvertently sent to the NFH to assist the continued effort to have the Cabin Fee Act passed (CFA). The Board had agreed to donate \$3,200 as a match to the donations made by MHFHA members specifically designated for the C2 Committee. Discussion of whether to ask for a refund of \$1,800 from NFH met with letting the matter ride. The Board voted to approve the \$5000 donation.

Website Restoration and Legal Update: Months ago when Daryl was webmaster, he removed Paula as an administrator without her knowledge or the boards support, claiming access by others resulted in spam getting onto the site. Paula repeatedly asked Daryl to reinstate her but continued to limit the full access to only himself. Daryl refuted that he had taken Paula off as an administrator.

The Go Daddy company through which MHFHA hosts their website, shared with Paula the tracking of all Daryl's actions on the site, which included Daryl taking down the site deliberately. She was told the only time Go Daddy took down a website on its own was for lack of payment which was not the case of MHFHA. When the Board voted to remove Daryl as webmaster at the February 24 special meeting, Michael volunteered to inform Daryl of the action and demand return of the database. Michael spoke to Daryl on February 26 and demanded he release the administrative rights to Paula and the account password. Daryl, the next day, using the MHFHA database, sent a "Bulletin" to the membership berating the Board and making disparaging, untrue accusations. He eliminated the names/email addresses of all the Board members when he sent the "Bulletin". After this derogatory "Bulletin" was sent, it was decided by the Board to have a Cease and Desist letter sent to Daryl from our attorney.

When Scott asked Daryl why he sent the "Bulletin", he replied that he was told to do so by the Oregon Department of Justice. Daryl claimed he had a "fiduciary" responsibility to inform the membership because he was the only Board member who had been voted in by the membership. It was totally unclear what he meant by his "fiduciary" responsibility when the Board has only acted for the betterment of the Association. Nothing has transpired that would be a cause for distrust or lack of transparency.

Because the latest communications on the above issue have been between the MHFHA attorney and Daryl's attorney, Michael asked Daryl if his attorney was aware of his attendance at the meeting. Daryl said his attorney had encouraged it. It was now legal for Michael to speak directly to Daryl. Michael stated that MHFHA has incurred several hundred dollars to have the website restored after being taken down by Daryl. Further, Daryl has yet to return the MHFHA database. Michael made a verbal demand for the database.

Daryl claimed he no longer has the database and that he gave it to Paula in Drop Box. He then stated that the MHFHA database is too fragmented to extract from all his other databases and return it. This seems most peculiar since Daryl was able to pull the MHFHA names (sans Board members) to send his "Bulletin" as well as send the notice of establishment of the Next Door blog. With that, Michael will have a letter drafted by our attorney for Daryl to sign certifying that the MHFHA database will not be used by him in any way. Daryl agreed to sign the letter.

Photo on MHFHA Website Banner: Daryl asserted the photo belongs personally to him. Paula said it was a stock photo and had helped select it. To put the petty matter to rest, the Board agreed to give Daryl the picture and it will be replaced with another.

Process of Electing Board Members: In Daryl's protestations to the Board at the February 02 meeting and in his "Bulletin", he said that Board members must be voted on by the membership, not appointed by the existing Board members. Judy Ervin, who was hired by the Board to go over the bylaws for compliance and suggest changes, modifications, additions, etc., stated that the Board has a ten-year history of voting in new board members by the sitting board. Therefore, this long-standing practice prevails as precedence. This totally refutes Daryl's claim that the membership has to vote. Note: Judy said this practice needs to be incorporated into the bylaws.

Judy said there should be a nominating committee for electing new board members and it should be independent of the Board, though is not required. She recommended that 3-5 people be on the committee. Mark volunteered to chair the committee while Paula tries to find other members willing to serve.

Annual Highway Clean-up: May 23 is the date and many have signed up for either the morning or afternoon shift.

Mt. Hood Forest Supervisor Update: Forest Supervisor, Lisa Northrup had agreed to speak at the annual meeting. However, she and her husband were in a serious auto accident and both were badly hurt. Paula sent a get well card on behalf of the Association. Sharon Wallace, Deputy Supervisor will take Lisa's place on the speaker's agenda.

NEW BUSINESS

Redefinition of "Member": Currently, the bylaws consider ALL cabin owners as members regardless of whether they have paid dues. Judy Ervin, the parliamentary expert, provided a proposed revision that states membership constitutes payment of dues. The amount of dues would be voted on by the Board of Directors and provide 30-60 days notice to the membership if there's to be a change in cost. If a grace period for receipt of dues is to be considered, it should be included in a policies document, not the bylaws.

A motion was made to redefine membership as one who pays dues and have it be voted on by the membership at the annual meeting. Motion was unanimously passed. Note: Paula will provide ballots at the annual meeting that will be given to one member per represented cabin. If additional owners or family members want membership, they must pay dues. Regardless of the number of members per cabin, there will still only be one vote per cabin.

Judy will write a paragraph to cover the one-cabin-one-vote rule to be added to the bylaws.

Thank You to Mark Beckius: Paula thanked Mark for producing the 2015 membership card that members receive when they've paid their dues. It is much appreciated as he donated the printing costs.

Annual Meeting

Liability Insurance: The meeting will be held at the Welches School as has been done the past three years. Paula recently learned that the school district now requires a liability policy even for a one-day rental. Paula obtained quotes from two insurance companies, both of which quoted \$265. It's too late to change venues so we'll have to pay it.

Speakers:

- . A Forest Service staff member in the History office.
- . Either Fran Lanagan, Permit Administrator, or Debbie Ortiz from the Forest Service.
- . Sharon Wallace, Forest Service Deputy
- . The head of Dump Stoppers, the organization that has a grant to pick up loads of dumped trash in Clackamas County including the forest. They don't pick up litter, just large piles, pieces of furniture, old carpet, TV's, old computer monitors, etc.

. An insurance agent who works with many companies to address the numerous inquires Paula has received from cabin owners having difficulty getting coverage.

Agenda: Paula will give a recap of the newly-passed Cabin Fee Act (CFA).

9:10 pm - meeting adjourned.

Calendar

May 15 - Annual meeting notice to the printer

May 23 - Highway Clean-up

Jun 27 - Annual Meeting

Aug 01 - Hoiland Cabin Summer Board Meeting

Oct 15 - Fall Newsletter article deadline

Oct 30 - Fall Newsletter to Printer

Nov 02 - Fall Board Meeting