

MT. HOOD FOREST HOMEOWNERS ASSOCIATION
Board of Directors Meeting
November 02, 2015

Members Present: Bruce Bauer, David Gearing, Joel Grayson, Treasurer Michael Halligan, Doug Hartley, Ken Hoiland, President Paula Hoiland, Recording Secretary Carolyn Raz

Members Absent: Scott MacCaskill and Amelia Wilcox

Guests: Judy Ervin (parliamentarian consultant), Jerry King (cabin owner), Buz Raz (cabin owner)

The meeting was called to order at 7:10 pm at Ken Hoiland's office in Lake Oswego.

Agenda Approval and Additions: Discussion on a potential MHFHA logo and the 2016 membership card photo or picture. (Note: Due to lack of time, these items were left to be discussed at the February 01, 2016, Board meeting.)

Approval of Changes to August 01, 2015 Board Meeting Minutes: The following corrections need to be made to the August 01 Board Meeting minutes:

.Board Term Lengths: The current board members have staggered tenures of one to three years, but, if re-elected, their subsequent terms will be in two-year increments.

.Treasurers Report: The Association's total assets will be changed to include the Certificates of Deposit, which had been omitted.

.Emergency and Reserve Funds Account: Change the word "need" to "recommend" what the National Forest Homeowners says about each tract having an emergency account.

Treasurer and Membership Reports: Michael Halligan reported \$9,860 had been received for 2015 dues. Including two Certificates of Deposit and cash on hand, the total assets as of October 31, 2015, are \$32,670. The treasurer's report was approved.

The next major expense will be approximately \$800 for the printing and postage of the fall newsletter.

Ken reported that the current 347 members represent 63 percent of the 552 cabins, which is nearing the all-time high of 66 percent.

OLD BUSINESS

Bylaw Revisions: Judy Ervin, the expert parliamentarian hired by MHFHA as a consultant to review and make recommendations on bylaw changes/updates distributed

copies of her draft with the changes, new or expanded verbiage and deletions. The changes and additions were noted in italics with special attention marked in yellow. Judy asked that each Board member review the draft and have comments, changes and/or questions prepared for the February 01, 2016, Board meeting so the final document can be put to a vote at the annual meeting.

Among the additions/clarifications was stating that MHFHA is a 501(c)(4) Mutual Benefit Corporation allowed by the State of Oregon; defining the use of the name and logo; creating financial policies, a budget, dues, contributions and fundraising; indemnification; and allowing only one vote per cabin member. A number of areas needed expanded definition/clarification governing officers or directors.

It was suggested the existing bylaws be posted on the website along with the changes and additions so members can be prepared to vote at the 2016 annual meeting.

National Forest Homeowners (NFH) Member Tract: It was agreed that MHFHA will join the NFH as a member tract. The billing for MHFHA dues will include a box to be checked if the member wishes to pay their NFH dues through MHFHA at a \$5 reduction. It is hoped this will encourage new NFH members. MHFHA members can opt out of paying or joining NFH.

Paula, as an NFH board member, gave a list of reasons for having a strong voice in Washington, DC, through NFH. In recent years, the once-adversarial relationship with the Forest Service is a thing of the past and they now work closely with the NFH. The NFH board and annual meetings have been attended by the second in command of the Forest Service for the past several years along with other staff.

Cabin Fee Act (CFA) Update: The tiers on which our permit fees will be based have yet to be firmly established. However, once they are set, each permittee will remain indefinitely in that tier. Paula encouraged anyone who wants to put their cabin in a trust, sell their cabin or change the name of the permittee, should do it before December 31, 2015, to avoid the \$1,200 transfer fee. The fee will go into effect the first of 2016.

Website Update: Paula thanked those who sent photos for the new website. The goal is to have the member-only implementation by February 01, 2016. Currently, the website cost is \$20 per month until it's up and running, at which time the cost will rise to \$90-100 per month.

Some of the new features a private members only section, ease of use, a easy to use forum section for cabin owners to communicate with each other and include the ability to pay dues on line and to sign up for such events as the highway clean-ups and the annual meeting.

Fall Newsletter: The lead article will highlight the plan to maintain the cabin roads, all of which are rutted and potholed. The Board needs to "sell" the idea of getting the roads repaired to all the cabin owners and stress the benefits of association

membership. There was lengthy discussion about how to encourage all cabin owners to ante in for the road repair costs.

There is room for more articles for the newsletter and Board members were asked to submit some. There will be a copy of a recent memo from the Forest Service about obtaining permits to cut Christmas trees.

NEW BUSINESS

Road Repair: The Roads Committee met prior to the Board meeting. Paula reported that she and Ken had met with the Forest Service road manager, who oversees 2,000 miles of Forest Service roads in the Mt. Hood National Forest, to discuss the urgent need to have our cabin roads in serviceable condition. Permission was granted by the road manager for the Association to take on the challenge to maintain the roads. (In fact, MHFHA is the first FS tract granted a permit to repair its cabin roads.) Unfortunately, the Forest Service has no equipment or funds for road repairs so it is left to the cabin owners.

The bridge on Road 20 has been closed for at least a year, much to the inconvenience to cabin owners on Road 20 who must travel extra miles to access their cabins. Paula was able to get information from the Forest Service that plans are in the offing for repair. However, the bridge across Camp Creek on Road 32 is only a pipe dream and no funds have been allocated or prospective date for repair. Fortunately, accessibility to Road 32/34 cabins is not impacted by the closure.

At the last Board meeting, \$3,000 was approved for road improvements for this year, which included paying the water master, David Jacobs, to make a preliminary report on the conditions of all the cabin roads. Much work needs to be done. Some of the roads are gravel while others are paved. Mt. Hood Gravel is a Forest Service-approved purveyor of gravel that is free of invasive species and pesticides. A bid from Mt. Hood Gravel would provide enough gravel for our needs and within this year's budget, though with nothing left over for filling potholes on paved roads.

Since our budget would only cover gravel for the gravel roads with no money for cold mix asphalt to fill the potholes on the paved roads, there was discussion about how to raise the money to maintain all the cabin roads. One suggestion was to assess each cabin, though there is no legal ground to enforcement payment. The Road Committee should have an estimate for repairs by the February Board meeting. The information and amount of the assessment will be placed in the spring newsletter prior to the annual meeting and sent to ALL cabin owners, not just members.

Membership Dues: Since the dues structure was changed from a fiscal to a calendar year, billing for the 2016 dues will be mailed in late January.

Historic Cabins and Tracts: Paula reported that over 50 percent of Mt. Hood cabins have been designated "historic" by the State Historic Preservation Office (SHPO). The

Forest Service isn't responsible for the designations - it's solely up to the State of Oregon. Having an "historic" cabin has negatively impacted many cabin owners by preventing exterior changes, such as additions, new window and/or door types, etc.

Carved Road Signs: Paula has been working with Allie Wenzel, the Forest Service historian, to return to carved wooden road signs to replace the conventional metal ones supplied by the state. In the past, each road had a sign particular to that road. For instance, Road 32 had a sign that read "Bruin Run Road 32". Allie indicated that the Association might be eligible for grant money to hire a carver. There is a local carver who has expressed an interest in doing the signs.

The Board ran out of time to discuss all the agenda items so several were postponed until the February 1, 2016, meeting.

9:10 pm - Meeting adjourned.