

**MT. HOOD FOREST HOMEOWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**Ken Hoiland's Office**  
**February 01, 2016**

**Members Present:** Bruce Bauer, David Gearing, Doug Hartley, Ken Hoiland, Vice President Scott MacCaskill, Jeff Mayhew, Secretary Carolyn Raz, and Amelia Wilcox

**Members Absent:** Joel Grayson, Treasurer Michael Halligan and President Paula Hoiland

**Guests:** Judy Ervin, Parliamentarian, and Buz Raz

7:05 pm: The meeting was called to order by Vice President Scott MacCaskill in the absence of President Paula.

**Agenda Approval:** The Agenda was approved with the addition of a report on the status of the Oregon Forest Homeowners by Amelia.

**Approval of Meeting Minutes of November 02, 2015:** The Minutes were approved with the addition of Jeff Mayhew's name to the list of Members Present.

**Treasurer's Report:** With the absence of Treasurer Michael Halligan, Ken gave the report of dues revenue, expenses and announced the addition of five new members as of January 31, 2016. The five new members increase the percentage of membership to 64 percent of the 552 cabins. It is hoped that with the launching of the new website, along with the ability to pay dues on line, more cabins owners will see the value of membership and join the Association. Ken presented a copy of the 2016 membership card with a picture of a squirrel on the front. Very attractive.

The Association's total assets, as of January 31, 2016, are \$15,767. Ken noted that the cost of the Board liability insurance has increased by \$100 to a total of \$1,613. Also, the cost of the Annual Meeting will rise to about \$1,400 because of the venue liability insurance expense.

## **OLD BUSINESS**

**Bylaw Revisions:** Judy Ervin, the expert parliamentarian hired by MHFHA to update the bylaws, went over the proposed revisions, many of which were proposed at the last Board meeting. There were several additions, as well as an agreement to delete reference to a Road Maintenance Committee. It will be a standing committee without mandating specifics in the bylaws. Additionally, any mention of notification by mail is to **include email** to the verbiage.

Judy will make the corrections, additions and deletions and present the final copy to the Board at the next meeting. The Board will need to pass the new bylaws for vote by the membership at the Annual Meeting. Until the revised bylaws are voted on and passed by the membership at the Annual Meeting, the existing bylaws are in effect. Both the existing and the proposed bylaws are to be posted on the website for the membership to review prior to the Annual Meeting. There will also be printed copies of both the old and new bylaws available on site at the Annual Meeting.

Unless she receives any emails wanting further changes, Judy will consider the updates as final copy by February 15, 2016.

**Nominating Committee:** It was suggested that both the website and the spring newsletter mention the need for volunteers to serve on the Nominating Committee. Judy said one Board member should head the committee, but others should come from the membership rather than have the entire committee be members of the Board.

**Website Update:** Ken announced the new website will be launched sometime in February. He requested that articles be submitted for inclusion on the site.

**Road Report Update:** Jeff Mayhew and Water Master David Jacob worked together to fill pot holes with large and small gravel. Gravel was left alongside selected roads and cabin owners are encouraged to use it to fill potholes. David Jacob said he could do the paving of the asphalt roads, though not at the level done by road work professionals. It was noted that at the summer Board meeting the Board agreed to hire David to survey all the cabin roads and submit an estimate on the amount of gravel necessary to fill the potholes on the unpaved roads. Additionally, a specific initial cost was allowed for his involvement (gravel and labor) for the immediate improvement of selected roads. Board approval would be necessary to establish additional budget(s) for purchase of gravel and/or hiring additional labor.

## **NEW BUSINESS:**

**Winter Newsletter and Dues Billing:** Ken asked that articles be submitted for the winter newsletter. Also, billing for both MHFHA (\$30) and NFH (National Forest Homeowners) (\$35) will be included with the newsletter. Hopefully, as a tract member of NFH and benefiting from a \$5 reduction in NFH dues, more cabin owners will be inclined to join NFH.

**Permit Bills and Tier Assignments:** The bills for our permits have been recently received. There were no surprises and the tiers remained as originally estimated.

**Data Base Update:** Ken reported that the Forest Service doesn't have a usable data base. Ken has enlisted the help of his daughter to reorganize the data base to a usable form and include all the updates. This will be done by February 08.

**Road 35A Waterline:** During the fierce wind storm in early December, a tree fell across the water line on Road 35A fracturing the pipe. Cabin owners were advised to boil their drinking water until a repair is made in April. The water pressure remains sporadic at best.

**Storm Clean Up:** So much debris has accumulated from the December wind storm and subsequent storms as well as from heavy snowfall, that it may be too much to burn without jeopardizing air quality. Jeff suggested that the Association rent chippers for several weekends and ask for volunteers to assist with the clean up. However, it will be necessary to have Forest Service approval to use chippers (and spread the chips). Jeff will contact them and report the results to the Board.

It was noted that after the December storm, the hits on the Association website were at an all-time high. Paula and Ken Hoiland deserve a big thank you for personally driving all roads, creating a report, and posting it on the website. It was greatly appreciated as illustrated by the volume use of the website.

**2016 Budget:** It was proposed that the annual budget be constructed by our treasurer, Michael Halligan, for evaluation by the Board at the next Board Meeting. There was discussion about what types of expenses would be included, such as road repair even if it means cashing in one or both of the Certificates of Deposit. Also, a specific budget could be used to encourage additional membership by listing how dues would be used.

**Road Repair Goals:** Though the Forest Service has granted permission for the Association to spread gravel on the unpaved roads, they will need to approve the use of asphalt for the paved roads. Ken obtained a quote for asphalt for Roads 29-31. His evaluation and notes will be presented at the next Board meeting. It will be part of the Board's review for establishing budgets. The Road Committee will, accordingly, need to prioritize the roads by need and budget. Weather, naturally, can be a major factor and affect the priorities.

**"Helping Hands":** As a service to build community among the cabin owners, Jeff suggested a call for volunteers to help with cabin repairs or yard maintenance for people who no longer are able to do it for themselves but who want to continue using their cabins. Jeff volunteered to write something for both the newsletter and website.

**Annual Meeting:** Ken asked for suggestions for agenda items, ideas and speakers. The most important issue now that the Cabin Fee Act (CFA) is in effect, is the maintenance of the cabin roads.

**OFHA Report:** Amelia is the MHFHA representative to the Oregon Forest Homeowners Assn., as well as secretary for OFHA. She reported that with the CFA in effect, there has been little participation in OFHA and administrative neglect. She stated that Oregon is one of just a few states to have a state association. The question is what is the mission of OFHA and Amelia asked for input prior to the April OFHA meeting. There have been few attendees at their annual meetings.

**Spring Board Meeting:** The next Board meeting is scheduled for May 2, 2016. However, Jeff requested that the date be shifted to either a week earlier or a week later as he will be out of town on May 02. A date wasn't decided.

**Request for Supplier References:** The list of references for suppliers, repairmen and vendors was deleted from the website. An item in the next newsletter will request members to send new references.

9:15 pm: Meeting adjourned.

**2016 Calendar:**

May 9 - Spring Board Meeting  
May 28 - Highway Clean-up  
Jun 25 - Annual Meeting  
Aug 13 - Summer Board Meeting at BOD cabin  
Nov 07 - Fall Board Meeting