

MT. HOOD FOREST HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Cabin of Paula and Ken Hoiland
August 01, 2015

Board Members Present: Bruce Bauer, Dave Gearing, Doug Hartley, President Paula Hoiland, Ken Hoiland, Scott MacCaskill, Jeff Mayhew, Amelia Willcox, and Recording Secretary Carolyn Raz

Board Members Absent: Joel Grayson, Treasurer Michael Halligan

Guests: Buz Raz

The meeting was called to order at 2:04 p.m. There were self introductions with short cabin histories by everyone to become acquainted with the three new board members - Bruce, Dave and Doug.

OLD BUSINESS

Board Minutes - May 4, 2015: Review and discussion included the Executive Session portion of the meeting. Amelia made a motion, seconded by Scott, to transfer the Executive Session minutes to the Executive Session Records File. Motion approved. Accordingly, the balance of the minutes will be posted with the regular session minutes.

Annual Meeting Minutes - June 27, 2015: Ken made a motion to approve the minutes of the annual meeting. Motion passed.

Treasurer's Report/Membership Update: Ken presented the report in Treasurer Michael Halligan's absence.

Income of \$1,505 came from donations, \$9,670 from dues and \$4.78 in CD interest. Expenses were \$12,311, which exceeded this year's income by \$1,131. The major expenses were postage for the newsletters and membership cards, \$5,000 donated to the National Forest Homeowners (NFH) to assist in the passage of the Cabin Fee Act (CFA), and the now-required liability insurance for Welches Elementary School, venue for the annual meeting. The Association is grateful to Mark Beckius, former Board member, who, for the past two years, paid for the printing of the membership cards. The Association will bare that expense next year as Mark no longer has a Mt. Hood cabin. Also, with the passage of the CFA, further donations, hopefully, won't be necessary.

Total assets: \$32,205.55

As of June 25, 2015, 331 cabins have paid dues for 2015, representing 60% of the 550 cabins. Sending a follow-up bill for dues yielded new members. It was agreed to

continue the practice of sending a second billing to those who didn't pay with the first bill.

Ken reported that no one has complained about the dues increase from \$20 to \$30. Paula recently surveyed her fellow board members of the NFH to learn what other tracts pay in dues around the country. MHFHA dues were among the lowest. However, other tracts have different circumstances, such as maintaining their water source. Some tracts require membership.

Board Election for Officers Results: Ballots for Board officers were distributed with the following results: President, Paula Hoiland, Vice President, Scott MacCaskill, Secretary/Treasurer, Michael Halligan and Recording Secretary, Carolyn Raz.

Board Term Lengths: The bylaws state that three Board members will serve a one-year term, four will serve a two-year term, and four will serve a three-year term. To realign our terms with the bylaws, Paula presented a plan for every board member's name to be placed in a hat and names be drawn to determine their tenure. Plan was seconded and motion passed. The drawing's resulted as follows:

One year - Jeff, Carolyn and Dave
Two years - Amelia, Ken, Paula and Scott
Three years - Joel, Michael, Bruce and Doug

It was further noted, in accordance with the bylaw change voted on by the membership at the annual meeting, the definition of a member is "a cabin owner who pays dues". Therefore, only a dues-paying member can qualify for the board.

New Website Update: Paula recently spent two hours with the Club Express website builder going over what the site needs. Paula asked the Board for suggestions, among which were trail locations, recipes to cook at the cabin, phone numbers of local contacts, such as plumbers, carpenters, chimney sweeps, etc., cabin pictures, weather and recommendations for services. It was agreed that no negative comments on services or vendors would be posted. Importantly, only members will be able to have access to the website, which will require a password.

The new site has some definite advantages over the old site. For instance, it can handle an unlimited number of email addresses; a blast email can go to everyone connected to all cabins, or just to the primary owner. Also, dues can be paid through the site. There is only a small fee to Club Express for handling the dues paid on line.

It was agreed that having a logo would be a benefit. It was decided to have a competition among members to submit logo ideas. The prize for the winner will be determined later. There was no discussion about when a notice would go out asking for logo ideas.

After the site is up and running, there will be a need for a webmaster. The membership will be asked for a volunteer.

NEW BUSINESS

Review of the Annual Meeting: Paula sent a survey to the attendees. Of the 84 cabins that were sent surveys, there were 46 responses. The quality of the meeting was split between excellent and very good. There were a few complaints about the talk on bylaws and a low approval rating for the man who spoke on homeowners insurance, and the expressed lack of confidence in law enforcement when there is only one law enforcement officer for the entire Mt. Hood National Forest and he's on the road and unreachable much of the time. Paula will send a copy of the survey results to each Board member.

Out of 64 votes, the bylaw change of the definition of a *member* to one who pays dues, passed with 62 votes for and two against.

Discussion included, upon review, to expedite sign-in, there needs to be four tables instead of two, and to create a different method for handing out ballots because of the time it takes to give one ballot per cabin. Board members were instructed to continue their thoughts on these subjects for the next board meeting.

Self Inspections: In the past, cabin inspections by either the Forest Service staff or the individual cabin owner had been performed on an annual basis. Paula said the inspection schedule has been changed to every other year. The 2015 self-inspections are due July 15 each year.

MHFHA Emergency and Reserve Funds Account: The NFH has said that it is recommended that all tract associations need to have such an account for emergencies and contingencies; even small tracts should have \$25,000 in reserve. There was discussion about what would necessitate a call for additional funds and the targeted amount. There was no consensus on what the amount should be at this time.

NFH Dues: With MHFHA becoming a member NFH tract, we will bill for NFH dues at a reduced rate of \$40 (regular is \$45) along with the MHFHA dues of \$30. Monies and member rosters will be then forwarded to NFH.

Road Repair: Paula read the part of our Forest Service cabin owners permit that clearly states the Forest Service is not responsible for road maintenance/repair ... it is the responsibility of the cabin owners, however, a permit is necessary. Ken spoke to the Forest Service person who is in charge of the roads for clarification and understanding. Ken has also obtained the cost of gravel from local providers and has asked a few local providers if they have an interest/capabilities to provide roadway repairs. It is recognized, open bids should be called for if the Association decides to support this project. However, at this time we need a preliminary estimate of size and scope of this project. Because the Lady Creek water master, David Jacobs, is so

familiar with all the cabin roads and their condition, it was agreed to ask him if he would be willing, at a fee, to do an assessment of the cost to repair all the cabin roads and that he map the locations where gravel has been deposited by the Forest Service and the quantity. Paula will call David to ask if he's willing to do the assessment. Originally, the Board had allocated \$3,000 for road repair. It's evident after the gravel bids, the cost will be appreciably more. Carolyn will send the name and phone number of a contractor who has provided repairs to Roads 32/34 to be included if an open-bid selection process is established.

Cabin Fee Act Tiers: Paula asked all Board members to be familiar enough with the CFA to answer questions from other cabin owners. Example: The fee tier each cabin falls into will always remain in that tier, it won't change, though there will be an annual cost of living adjustment. Also, now that the tiers have been established and assigned, there will be no further appeal on the appraisals or comparable lots.

Carved Road Signs: According to Allie Wenzel, the Forest Service historian, there's a possibility MHFHA might be able to get grant money to have new carved signs for each road. Many years ago, each road had a deeply-carved sign. Over the years, the signs have either deteriorated beyond use, or stolen. The Forest Service is totally amenable to having new signs.

Complete Data Base: The National Forest Service office has a complete list of all cabin owners in the Mt. Hood tract, along with street and email addresses. When cabins change hands, it's been difficult for MHFHA to get updated information. The National office has agreed to send their information and we will have the ability to incorporate new or changed names with our data base.

4:50 p.m. - Meeting adjourned.