

**MT. HOOD HOMEOWNERS ASSN.
Board of Directors Meeting
Cabin of Buz and Carolyn Raz
August 13, 2016**

Members Present: David Gearing, Treasurer Michael Halligan, Doug Hartley, Ken Hoiland, President Paula Hoiland, Scott MacCaskill, Jeff Mayhew, Secretary Carolyn Raz, Amelia Wilcox

Members Absent: Ray Amling and Joel Grayson

Guest: Buz Raz

President Paula called the meeting to order at 2:20 pm.

Approval of Agenda: The Agenda was approved with no changes or additions.

Approval of Minutes: David made a motion to accept the Minutes of the May 9 Board Meeting, while Ken made a motion to accept the Minutes of the June 25 Annual Meeting. Both motions unanimously approved.

Treasurer's Report/Membership Update: Treasurer Michael distributed copies of his report as of August 12, 2016. So far, \$10,560 has been received in dues plus \$1,550 in donations. Many members are opting to pay the National Forest Homeowners (NFH) dues along with their MHFHA dues thereby saving \$5 on the NFH dues. This year, 185 members have paid NFH dues in conjunction with their MHFHA dues compared with only 65 last year. Michael reported that 52% of MHFHA members also belong to NFH.

Currently, 352 of the 548 cabins are members representing 64%. The highest number has been 367 cabins.

Not listed in the report was the final payment to Judy Ervin for her assistance in the bylaws revisions, bringing a total of \$1,800 for her services. The cost of the Annual Meeting was less because liability insurance wasn't required by the school (the site of the meeting).

The total of the two Certificates of Deposit is nearly \$13,000. There was discussion about whether to leave the money in the CD's or cash them in to be used for other projects such as road maintenance. Discussion included reviewing and establishing a formal budget for all Association funds before disbursing individual project funds. Michael moved to keep the CD's until their maturity. Seconded by Jeff. Motion passed.

OLD BUSINESS

Website - Club Express Update: Paula and Ken were invited to a round table breakfast hosted by the CEO/founder of Club Express which built our website. They learned more about the abilities and services of Club Express. When the website is officially launched, sometime before the November Board meeting, Paula will send an email to former and non-members directing them to the site and encourage them to rejoin or join the association. If they join, their name will be entered in a drawing for a Pendleton blanket depicting Mt. Hood. Paula asked for Board approval to purchase the blankets. Ken will contact Pendleton to see if they would be willing to either donate or greatly reduce the cost of multiple blankets. The retail cost per blanket is \$249. The Board approved \$500 for as many blankets as can be obtained. If more money is needed, Ken will email the Board for approval.

Road Repair: Roads 20 and 31 are asphalt. A bid has been received to have the pot holes filled with asphalt. It was suggested that Road 31, because of its severe disrepair, be reverted to gravel because of the expense to repave and maintain with asphalt. Road 28 is also paved and is in bad shape.

Roads 3, 9 and 10 are county roads and are maintained by Clackamas County.

It was suggested when we allot money for filling pot holes, we should also put up signs stating that it was done by MHFHA. When cabin owners see and experience the work that has been done by the Association, it will show their dues in action.

Buz Raz volunteered to contact David Linn Excavation (current snow removal contractor for Roads 32/34) to see if he would be interested in submitting a bid for all the road maintenance and report at the November Board meeting.

The Roads Committee needs to make a plan to prioritize the repair needs and have it approved by the Forest Service. The Special Use Permit issued by the Forest Service to the Association requires that MHFHA indemnify the Forest Service for all road repairs it performs or contracts for performance. The Association, in turn, will need proper indemnification contracts with any contractor it hires to clearly establish the contractor has proper insurance and the Association will be additionally insured by the contractor for all work performed on the Forest Service roads. We need to be free of liability. Michael, who is an attorney, will reread our Board liability insurance policy and develop a contract to be signed by any/all contractor(s) we may hire for road maintenance.

There was further discussion regarding a "funds allocation formula" for prioritizing "which pot holes first." It is recognized the Association has limited funds and cannot repair all roads in one year, and "pot holes grow over time." Therefore, the need will be changing over time and it makes it extremely difficult for the Board to establish a fixed-cost multi-year plan. At the same time, naturally, each member wants "their" roadway improved as soon as possible, especially if it would cost less than the next road repair just around the corner. Some roads, too, have fewer cabins using the road but may have a huge (costly to repair) pot hole. It is difficult for the Board to keep current on all these possibilities and perhaps a "shared cost" plan will be the most equitable whereby cabin owners on established roads or sections may apply for some sort of matching funds from the Association. The discussion was tabled with instructions for each Board Member to review the options and plan for a future in-depth discussion/decision Board meeting in November.

NEW BUSINESS

Mandatory Cabin Membership In Specific Projects: The Forest Service has no obligation or funds to maintain the cabin roads. It is clearly stated in our permits that CABIN OWNERS are responsible for roadway repairs. This raises the legal question if all cabin owners are expected to be included in the cost of repairs, or are some exempt from costs? Some FS tracts around the country have mandatory membership for such purposes as water issues including maintaining a dam or maintaining a dock on a lake. David volunteered to contact a real estate attorney to ascertain if MHFHA would qualify similar to a Home Owners Assn., or HOA, so every cabin would help provide funds for road repair and maintenance. David will have the information by the next board meeting.

Election Results for 2016-17 Board: Prior to the annual meeting, Paula emailed all Board members with expiring terms to respond whether or not they wished to remain on the Board. Bruce Bauer was the only one who declined due to other obligations. A new Board applicant, Ray Amling, was on the ballot presented at the annual meeting to vote on re-electing existing Board members David Gearing, Jeff Mayhew and Carolyn Raz. All were approved. There was one write-in candidate.

Also, the membership approved the revisions to the Association bylaws.

Security Cameras: The subject of buying and installing security cameras that could read license plates on each road was discussed. No action was taken, so there will be more discussion at the next meeting. The cost of such cameras needs to be obtained as well as how the system would work and who would oversee what the cameras yielded. It was noted cameras that are used to film wildlife are not necessarily capable of reading license plates.

Hood-to-Coast Race: Every year on the weekend before Labor Day Weekend, is the Hood-to-Coast relay race featuring thousands of runners. In the past, the runners start at Timberline and run on Hwy.26 into Portland. Traffic tie-ups are a major issue, and now with road repairs on sections of Hwy 26, the powers that be decided to divert the runners off Hwy. 26 onto Roads 35, 31 and 29. The Forest Service asked Paula to send an email to all our members apprising them of the need for caution.

Paula's Last Term: Paula has been the Board/Association president for the past 11 years, leading the Association from apathy to an active, vibrant organization that has worked hard for its members. She is also a board member of the National Forest Homeowners. She announced that she would like to step down next year as president, but remain on the Board. Scott, Michael and Carolyn agreed to retain their current positions.

4:30 pm - Meeting adjourned