

MT. HOOD FOREST HOMEOWNERS ASSOCIATION
Board of Directors Meeting
Ken Hoiland's Office - Lake Oswego
March 12, 2018

7:10 pm - Meeting called to order by President Paula Hoiland

Board Members Present: Kris and Ray Amling, Michael Halligan, Doug Hartley, Ken Hoiland, President Paula Hoiland, Secretary Carolyn Raz

Members Absent: David Gearing, Treasurer Jean Schnadig

Paula welcomed **Michael Halligan** back after an extended medical leave of absence (though still in recuperation). During his absence, **Jean Schnadig** volunteered to assume the responsibilities of treasurer.

Minutes of November 6, 2017: **Ray** moved to approve the November minutes as written. Seconded by **Ken**. Motion approved.

Treasurer's Report: Though **Jean** was absent, **Paula** explained that **Jean's** name has been added to the On Point account and has been set up on the Quicken accounting computer system. A preliminary report was submitted with notice that a completed report will be forthcoming.

Paula displayed the revised Paid Dues card that is meant to be placed in cabin windows to show membership along with the mention of a \$1,500 reward for information leading to the capture of person(s) breaking into cabins or stealing firewood. **Paula** also passed around an updated Important Contact Information card including the names of current Forest Service contacts as well as emergency and other important numbers. This card will be distributed to all paid members.

Paula handed out a new list of board members with their home addresses, cabin locations, phone numbers of both home and cabin and term expiration dates.

CONTINUING BUSINESS:

Membership Update: In 2017 close to 68% of the cabin owners are MHFHA members. Everyone was encouraged to urge non members to join and cite the benefits of membership.

Important: The Forest Service has sent nine past-due notices to cabin owners for lack of permit fee payment. The Forest Service has stated they won't waive late fees.

Road Repair Project: Because of the high fire danger last summer and fall, no machinery was allowed, hence gravel was spread in November prior to the heavy rains that washed away some of the gravel. The contractor, **David Linn**, at his own expense, regravelled badly affected roads. This was particularly appreciated since the Forest Service budget could not provide gravel for our roads. The Association recognizes **David's** outstanding efforts to improve our roadways.

The asphalt on Road 20 isn't doing well as reported by a number of cabin owners (investigation/action to follow).

Garbage Service: As discussed at the summer board meeting, there had been complaints from Mountain merchants that cabin owners were disposing of their trash in the merchant's receptacles. The Association is still in the process of trying to find non Forest Service property where dumpsters could be placed that could

only be used by dues-paying cabin owners. (The Forest Service won't allow dumpsters on FS land for fear of hazardous materials being disposed in them.) There would need to be a lock on the dumpsters and only MHFHA members would be given the combination. **Ray Amling** offered to further research possible trash service on a trial basis during the summer.

NEW BUSINESS

New Permit Administrator: **Paula** recently attended a meeting with the new permit administrator, **Greg Martin** (who replaced **Fran Lannigan**), and **Deb Boudreau** (who replaced **LeAnne Veldhuis**), the Realty Specialist Supervisor for Special Uses. She oversees both the cabins and the 200+ categories of special use permits issued to various users of the forest, such as ski areas, restaurants, merchants, water districts, pipe and electrical lines, etc. In the meeting, **Paula** emphasized that the Association would welcome being notified well in advance if a new regulation or rule is implemented that impacts cabin owners.

Among the items covered in the meeting:

File Conversion: A major file review and a conversion from paper to digital is in progress by the Forest Service.

Cabin Owner Files: The Forest Service staff is updating its outdated file/database. They have requested assistance in updating the cabin owner files. Our Association needs a current list for its activities, announcements and newsletters and has agreed to assist the FS staff in this effort. The FS keeps only the names of the permit holders, not the names of multiple owners.

Compliance Inspections: Every tract in the Mt. Hood National Forest (such as Mile Bridge or Camp Creek, etc.) will have a physical compliance review every five years. The FS will post when each tract is to be inspected for compliance. Infractions noted by the Forest Service in that inspection will be sent to the cabin owner for compliance by a certain date. The Forest Service would like the Association to assist in verifying if a cabin has corrected the issues that caused them to be out of compliance. The Association would only have to respond with a Yes or No.

Commercial Sign Elimination: The Forest Service will enforce the rule that commercial advertising is not allowed within the forest. This includes For Sale signs as well as alarm protection company signs. However, a cabin owner may post such signs in a window.

Cabin Rentals: Current Forest Service regulations require a cabin owner to obtain a permit before renting their cabin. Regulations only allow a total of six weekends per year for rental. The Forest Service emphasized that cabin owners who rent their cabin for more than six weekends annually are in violation of their permits. In addition, the rental rate charged may only be for the amount of "incidental use" costs such as electricity, water, and repairs. The rate must not include "making a profit" (which would be a commercial activity).

Gate reflectors: It was noted that not all cabin owners are in compliance with the color of reflectors on their gates. The FS requires that all reflectors be amber, not red.

There will be another meeting with **Greg Martin** and **Deb Boudreau** to discuss collaboration between the FS and cabin owners including compliance inspections. Paula will notify the Board of the date and time so members can attend.

National Forest Homeowners Board: **Paula** announced her resignation from the NFH board. Her replacement is being sought.

Annual Meeting:

Venue: The annual meeting will be June 23rd at the Welches Elementary School. There was discussion about whether to request having the meeting indoors rather than in the outside covered area because the glare outside makes power point presentations very difficult to see. The grill would still be used for hamburgers and hotdogs, and the tables for side dishes would continue to be in the covered area. **Paula** will inquire if moving indoors is possible and the potential cost. Former board member, **Scott MacCaskill**, has graciously agreed to continue being the chef.

Potential Speakers: Dumpstoppers: **Paula** reported that the Dumpstoppers organization will give a free presentation. Dumpstoppers has a grant with Forest Service to pick up trash dumped in the forest, such as a load of construction debris, pieces of furniture, mattresses, computer terminals, etc. They do NOT do litter pick up. **Paula** will call to confirm.

Ali Wenzl: **Ali** is the Forest Service historian. She's a very good speaker with lots of interesting information about the Forest Service programs. **Paula** will contact her.

Forest Service: **Bill Westbrook**, the Mt. Hood District Manager, **Greg Martin**, **Deb Boudreau** and the staff biologist will be asked to give updates.

Oregon Forest Homeowners Assn: Because all of the Oregon cabin tracts have their respective tract associations, there has been little need of a state association in recent years. Therefore, a decision was made to partially disband, leaving only a board of directors, comprised of a delegate from each Oregon tract, to work in the event of an issue affecting all of the Oregon tracts. Since former MHFHA delegate **Amelia Wilcox's** resignation last year, MHFHA needs a replacement. There will be no annual meeting of OFHA.

Prospective MHFHA Board Members: The Association is two board members short of our bylaws-required 11 members following the resignations of **Scott MacCaskill** and **Amelia Wilcox**. In response to a request for prospective board members in the last newsletter, **Kathy Fial** and Mark Schafer expressed interest in joining the board. They will be invited to the board meeting in May. Both **Michael Halligan** and **Doug Hartley**, whose terms expire this year, have agreed to remain on the board.

Trust Workshop: The National Forest Homeowners board member, an attorney, who has put on several workshops for putting your cabin in a trust, does not have a schedule opening to put on such a workshop for MHFHA. Therefore, **Paula** asked **Michael Halligan**, also an attorney, if he would be able to put on such a workshop. He agreed and **Paula** will send him the information. Date and time to be announced unless it could be in conjunction with the annual meeting.

8:50 pm - Meeting adjourned.

2018 Calendar

May 07 - Board Meeting

May 19 - Highway Clean-up

Jun 23 - Annual Meeting

Aug 11 - Board Meeting/Social Event - Hartley Cabin (Road 12, Lot 77)