

**MT. HOOD FOREST HOMEOWNERS ASSN.
Board of Directors Meeting
Ken Hoiland's Office - Lake Oswego
May 08, 2017**

Members Present: Ray Amling, David Gearing, Doug Hartley, Ken Hoiland, President
Paula Hoiland, Secretary Carolyn Raz

Members Absent: Michael Halligan, Joel Grayson

Guests Present: Jean Schnadig and Buz Raz

7:00 pm - Meeting called to order.

Paula introduced prospective board member, Jean Schnadig. Jean is a data analyst and a relatively new cabin owner. The Board recommended approval for her to run for a Board position. Acceptance requires a vote by the membership, which will be made at the Annual Meeting. Also announced that Board member, Amelia Wilcox has resigned her position as her career and family are leaving little time to serve.

Minutes of the 2/17/17 Board Meeting: Ken moved to approve the Minutes, seconded by Doug. Motion unanimously passed.

Treasurer's Report and Membership Update: With the absence of Treasurer Michael Halligan due to health issues, Paula went over the report. As of May 8, 2017, MHFHA dues have been received representing 228 cabins (42%). Of those 228, only 140 (61%) paid dues for the National Forest Homeowners. As of May 8, 2016, 241 had paid 2016 MHFHA dues and 125 paid NFH dues.

Paula went over the expenses and made note there was no expense for liability insurance. Last year, the cost was \$1,613. This year, the bill was for \$6,500! Board Member, Doug Hartley, who owns an insurance company, will seek bids from other companies. Doug will also see about the one-day insurance policy, required by the Welches Elementary School, for the Annual Meeting.

Total MHFHA assets as of 5/08/17 - \$38,350.

OLD BUSINESS

Road Repair Estimates: Paula provided a list of all the cabin roads which indicates whether a road is paved or gravel. Of the 13 miles of cabin roads, 7.5 miles are gravel.

Paula gave a recap of the four bids that had been received for repairs. One bid was only for the paved roads, one bid was only for Roads 20 and 31, another bid was only

for patching the potholes on Road 20, while the fourth bid covered all repairs except for Roads 3, 9 and 10 because they are county roads.

David Gearing made motion to grant contract to David Linn Trucking and Excavation. Will require membership approval, at the annual meeting. His bid includes pot hole repair on both asphalt and gravel roads as well as some repair where the borders of some areas have broken down.

This bid award would be predicated on David Linn maintaining his appropriate Forest Service permit and insurance. (MHFHA has a Forest Service permit, but it's a general permit and calls for the permittee to indemnify the Forest Service in the case of any accident, fire or injury. After reading the permit requirements, David Gearing, an attorney, said this is unacceptable and we either need a revised permit specific to MHFHA, or that David Linn has to have the appropriate insurance and permit. Ken will contact David Linn to ascertain he has a permit and insurance.

David Linn Trucking and Excavation has contracted with cabin owners on Roads 28 and 32/34 for the past six or seven years for snow plowing and maintenance and came highly recommended. David Linn lives on the mountain and has contracts with the Forest Service, including for snow plowing. David will supply a full bid in the near future.

It was suggested that David Linn be offered a multi-year contract if the price could be somewhat reduced.

There was much discussion about how to encourage more cabin owners to join the association in order to help fund both current and on-going road maintenance. One suggestion was to have Road 20, the road in the worst condition, repaired and signs made to place along the roadside indicating MHFHA dues at work. There currently are enough funds to cover the initial repairs. If need be, our Certificates of Deposit can be cashed at any time.

The board approved granting the contract to David Linn.

NEW BUSINESS

NFH Conference Report: There were about eight or ten Mt. Hood cabin owners at the conference in Seattle in April. Paula gave a brief overview. She said that retiring Fran Lanagan, the long-time Forest Service permit administrator for Mt. Hood cabins, felt most honored to receive the Jim Sauser Award for her dedicated service. To date, no replacement for Fran has been made.

Annual Meeting: Former Board Member, Scott MacCaskill, has graciously agreed to once again purchase the food and do the cooking for the meeting. Paula and Ken had provided a large grill each year, but the grill is past its prime. It was agreed to have the

Association purchase a grill. David Gearing and Ken Hoiland will meet at Costco to pursue purchasing of a grill, which David agreed to store at his cabin. The board approved expenditure of up to \$350.

Paula asked for volunteers to help with the set-up and take-down. She will also arrange for the audio/visual equipment.

Trust Workshop: Brad Aspell, a NFH board member, attorney, and a Lake of the Woods cabin owner in Southern Oregon, has agreed to put on a trust workshop - date to be determined. Putting one's cabin in a trust is quite complicated when there are multiple owners. Paula said that more and more cabins are owned by more than one party which may cause considerable complications if a member dies, withdraws, or sells its ownership portion. Consequently, the Forest Service has specific requirements for administering a cabin held in trust.

Mushroom Workshop/Field Trip: Hank Mishima, an expert on mushrooms, will conduct a class on mushrooms. The date is October 07, 2017, at the Zig Zag Ranger District. He will teach about the types of mushrooms found on Mt Hood and then take the group to pick mushrooms.

Water Rights: A bill currently in the Oregon legislature, would require an annual fee of \$100 per cabin for water use. However, Lady Creek Water District is the holder of the water permit for all but about 100 cabins, so the fee would be to Lady Creek. However, a few cabins get their water from streams/creeks, while others are under the Henry Creek Water District. Cabins in other Oregon tracts have a variety of water sources and issues.

Summer Board Meeting: Ray and Chris Amling have offered to host the annual summer board meeting at their cabin on August 12, Road 12, Cabin 29.

9:04 pm - meeting adjourned