Villages at Mt. Hood - Bylaws ~~January 23,~~March 6 2005
-> Notes on what Susan heard regarding key decisions, directions

Revisions are to the version of 1/23/06

I. What are the expectations of being a Village?

5
  1. Formally recognized structure
     a. Credibility, stability, longevity ~~=> not "dabbling"~~
     b. allow bigger, longer time frame projects
     c. formal, credible fiscal sponsorship/bookkeeping audited by county, legal assistance
  2. Focus is fostering and supporting projects that benefit the community

10
     => Be and be perceived as "project centric"
     a. quality of life: "great (and fun) place to live"
     b. economic development: jobs for ~~the kids~~students, success for our ~~business folk~~local businesses
     c. protect and preserve our environment, heritage, resources
  3. Goal is to get "fair share" of county support: resources:

15
     a. county staff mind share on unique needs of mountain community
        - mountain "~~look~~visual integrity", recreation, economic development in harmony with environment
     b. help on Village projects
     c. more BCC mindshare:

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        - guidance, support, insight, help, minor ordinance changes that "make a difference
  4. Formally recognized entity to work with local, state, and federal entities
     ex. ODOT, congress, legislature
     a. as a "county entity": access to state and fed resources, MOU, cooperative projects
     b. expect to be assigned a "county liaison" staff person to guide us in county related activities

25
     c. expect county to provide public meeting law "public archives"
     d. expect to have a BCC "mentor"
        i. meet with BOD representatives quarterly to give suggestions, advice
        ii. rotate annually among the commissioners to give insight, get breadth of experience
     => note: Village must have county approval to enter into contracts

30
II. How will the "Villages" work - fiscal, managerial, social "Project centric"
  1. Projects:
     a. each project must "stand on its own"
        i. visible driver/leader
        ii. people supporting by working

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        iii. community need, support
        iv. able to manage themselves to achieve goals
     b. project must "petition" to be supported: when there is benefit to them
        i. need things from other political entities or funding agents
        ii. need recognition to gain momentum

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        iii. coattail on communications and Village meetings
  2. Which project petitions are accepted by the Villages BOD
     -> what are the requirements to be a supported project?
     a. volunteers and leaders ~~pushing~~advancing a "community project"
     b. a "vision" and a plan

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     c. a "need" for the recognition
     d. ability to be fiscally responsible
     e. community support, communication
     f. BOD "support"?
  3. What do projects get?

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     a. Formal recognition as "community supported"
     b. coattail on communication to community
     c. routine public meetings and feedback
     d. reporting/motivating structure
        (nothing like needing to report progress to make progress happen :-)

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  4. How are they removed when are they "not" supported?
     a. completed, de-staffed (volunteers abandon it)
     b. no consensus/strong opposition, fiscal improprieties
  5. How are projects reviewed, monitored, helped?
     a. reports at public meetings

60
     b. project publications

III. Board of Directors
    1. What ~~do~~ we expect the BOD to "Do"~~?~~
        a. enlist support and foster existing and proposed community wide projects
            i. communicate to the Villages community
            ii. create a forum and gain community consensus on issues impacting significant portions of the community
                a) quality of life: "great (and fun) place to live"
                    main-street, trails, recreation, youth. social services, community center
                b) economic development: jobs for the kids, success for our business folk
                c) protect and preserve our environment, heritage, resources
            iii. review progress of these projects
            iv. share information, insights, feedback, contacts to help projects
            v. add projects to the "supported" list when they are "~~moving~~progressing"
            vi. remove projects from the "supported" list
        b. review and provide positions to the BCC on proposals that impact the Villages area
        c. endorse specific community requests/positions to the county or "as" the county
            i. county resources (land for parks, road work, social services..)
            ii. economic development
            iii. local variations from existing building code and zoning
            iv. fiscal management.
            v. county activities
            vi. grant requests, MOU, interface to other entities
        d. budget and bookkeeping for any county funds
         e. work with and through the CPOs to gain additional community review and input
        f. manage and promote media contact, PR, outreach to pull-in all members of the community to support projects
    2. How does the BOD make decisions?
        a. use model of the strategic planning committee~~?~~
          => open meetings, decisions by
          {consensus, majority, or strive for consensus but majority as fallback}??
        b. how are financial decisions, personnel decisions, and other "confidential" decisions handled?
    3. ~~What are the~~The qualifications/requirements to be a board member~~?~~
        a. must lead or be active in project~~(s)~~ that benefit the ~~community~~Villages
          => must be a "worker" not a "talker" or "control freak"~~"~~
        ~~b. live in the area full time?~~
        b. resident, property owner, or business owner
        c. willing to commit the time and be available for key meetings
        d. must have attended ~~past 6 months~~majority of the meetings~~?~~ for past 6 months
        e. must be willing to work with and ~~support other projects~~for the benefit of the Villages at Mt. Hood
        f. support from vote of town-hall public meeting
    4. Under what conditions can a BOD member be removed
        a. fiscal improprieties~~, self dealing~~
        b. "hostile environment": aggressive, intimidating, or dominating behaviors
        c. not actively and correctly representing the position of the Village's BOD
          => may be unwilling to "disagree and support"
        d. misrepresenting personal position as Village's position
        e. How removed - majority vote of ~~2/3 of~~ BOD and ratified by BCC
    5. What subcommittees should the BOD create
        a. "appoint as needed to manage the business of the villages"
        b. a subcommittee of at least one BOD member and others from the communities to be a sounding board/communication for each project?
        c. Outreach/liaison to other entities: Govy, Sandy, Boring, ODOT, USFS~~...~~, etc
          => but let's not "committee and Liaison" to the exclusion of useful work.
    6. ~~How~~ The BOD will ~~the BOD manage~~write a policy on interacting with the media~~?~~ and representing the Villages at Mt. Hood
      covering at least the items:
        a. who is authorized to "speak for the Villages" and on what topics~~?~~
        b. what training is needed~~?~~
        c. who will do PR and media relations to help the Villages respond to public interest~~?~~
    7. ~~How will~~ Oregon public meeting laws ~~be handled?~~, ORS 192.660
        a. notice of meetings~~?~~ in the Mountain Times, Sandy Post, and other locally distributed papers

b. ~~have the county~~The services of Clackamas County be used to handle the requirement for public archives?

IV. Boundary additions
1. what is required for an area to join (and get in district discounts)?
   a. petition of citizens
   b. projects that they want to carry forward
   c. residents already active in existing projects

V. Fiscal management
1. projects must be self supporting
   a. get grants, contributions, etc
   b. can/should charge fees
   c. fees should be higher for "out of district"
   d. fees should be waived for "in kind" contributions
2. ~~How do the Village's BOD manage~~managing grants~~?~~
   a. ~~Who is the decider and is fiscally responsible?~~
      ~~=> presumably the person/group that wins the grant~~the person/group that wins the grant shall be the "decision maker" and shall be fiscally responsible for administrating and managing the grant
   b. BOD provides review and advice, representation
~~3. What happens when/if there are employees?~~
3. Employees may be hired for execution of grants
   => What is the fiscal agent for managing employees, conforming to labor laws, etc
   a. project managers will be needed for major projects
   b. start out by only contract with 3rd party groups~~?~~
   c. depend on local 501(c)(3)s to manage~~?~~
4. projects must be fiscally prudent
   a. only commit what they can raise
   b. leaders/volunteers make personal commitment
5. Do we need a parallel 501(c)(3) to make financial matters easier?
   a. not subject to public records requirements
   b. can sign contracts
6. Adminis-trivia
   a. quarterly meeting?
   b. will want to be able to hire/contract
      i. assistant secretary for meetings, records
      ii. assistant treasurer
   c. quarterly newsletter/project report
   d. web site?

VI. Working with and extending CPO and land use planning ("mountain character" project)
1. Collect community input and needs ~~to~~, work with the BCC (Board of County Commissioners) to further refine and enhance the definition, implementation, and conformance with the zoning and land use ordinances
   a. identify BKMs (Best Know Methods, i.e. your high water and 100' markers, etc) to help contractors and residents be better able to create environmentally and scenically sensitive homes and buildings
   b. identify deficiencies, loopholes, and issues in the ZDO and work to help them better meet the needs of the mountain community of the Villages at Mt. Hood.
   c. Support and assist county code compliance efforts so as to allow the extension of the work to issues of high priority for the community.
   d. identify and steward county owned lands that are in environmentally sensitive riparian areas to protect and enhance the environment and provide enhanced river recreation resources. Work to acquire environmental and scenic easements it that is necessary to protect the rivers.
   e. address the problems and needs of the impact of legacy, sub-standard development upon the lands and waters. Work to insure existing residences and businesses have safe water and effective septic solutions