

**Rhododendron CPO
Meeting Minutes
Zig Zag Inn
10:30 am
July 19, 2008**

Open Meeting

President Steve Graeper opened the Rhododendron CPO meeting at 10:35 a.m. He welcomed the twenty-one CPO members in attendance and introduced the one visitor, Mr. Thomas Hart from Coldwell Banker Commercial Real Estate, R.E.S.I. There was a quorum present.

Read Minutes

Secretary/Treasurer Sharon Lamoreaux indicated that the minutes from the April 19, 2008 CPO meeting had been posted in the Rhododendron Post Office and sent to everyone for whom she had e-mail addresses. Nancy Dougherty moved and Michelle Lamoreaux seconded a motion to dispense with the reading of the minutes and approve the minutes as written and distributed as there were no additions, corrections or amendments. The motion passed unanimously.

Treasures Report

Beginning balance **\$652.14**

- plus reimbursement from the county of **20.50** for reimbursable expenses,
- plus **10.60** for donations received at the April 19th meeting
- less **9.90** to reimburse Sharon Lamoreaux for covering the cost of the April meeting at Zig Zag Inn (\$20.50)

Ending balance **\$673.34.**

The Treasurers report was accepted and submitted for inclusion in the minutes.

Guest Speaker

President Graeper again introduced Mr. Thomas Hart, Broker Associate for Coldwell Banker Commercial Real Estate, R.E.S.I., who wished to discuss and receive community input regarding the U.S. Postal Service (USPS) desire to upgrade and or relocate the Rhododendron Post Office. Mr. Hart indicated that the requirements to have and keep a Post Office within the Rhododendron commercial area have been met and the USPS intent is to move the post office from the current location, which is grossly inadequate, to another location within the Rhododendron business area boundaries. Mr. Hart was quick to point out that it is definitely not the USPS intent to close the Rhododendron Post Office.

NOTE: In order to best serve the community, Mr. Hart asked that the community offer written feedback on what we felt was needed in a Post Office and if the community was in favor of relocating the Post Office to a more desirable location. There is a *time limit* for this feedback.

(PLEASE SEE ATTACHED EXHIBIT ONE)

Mr. Hart went on to explain that once there has been an analysis of the feedback from the community, the next step will be to secure a new location site. The primary focus is for the U.S.P.S. to lease this new space in an existing location as opposed to build on vacant property. However, he indicated that the build option was not out of the question.

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Requirements for the new site will be:

- Office space of 950 to 1000 sq ft.
- The entire site should be close to one-half acre parcel, to include parking spaces for up to 15.
- U.S.P.S. needs approximately a 20-year lease.
- Property needs access to Hwy. 26 and fall within the RTC (Rural/Tourist Commercial) zone.

President Steve Graeper indicated he could write a letter to Coldwell Baker on behalf of the Rhododendron CPO stating we support keeping the post office in the business area of Rhododendron and that the community supports the U.S.P.S. proposal to secure a new facility within Rhododendron. He asked the community for their support in drafting a letter on our behalf to Coldwell Baker. Barbara Novinger moved and Michelle Lamoreaux seconded the motion to support the above proposal.

During discussion, the Rhododendron community showed it is enthusiastically behind the proposal to keep the Post Office in Rhododendron and move it to a better location. It might even be used as an opportunity to begin a revitalization of Rhododendron. President Graeper reminded the community to continue to support the Rhododendron Post Office through postage purchase and P.O. Box rentals to guarantee the continued economic health of the Rhododendron Post Office.

A vote was taken on the motion – All in attendance were in favor and the motion carried.

Please be sure to copy the Rhododendron postmaster with your comments to Mr. Hart! His email address is:

timothy.f.park@usps.gov

IMPORTANT: If anyone knows of a potential leasable site, please contact Mr. Thomas Hart and Rhododendron postmaster Tim Park right away.

Old Business

Property Use and Zoning Issues

- **All Ways Towing Zoning and Permit status**
President Graeper updated the community on the status of the Conditional Use permit for the All Ways Towing property. At our last meeting in April, he discussed the conditions that must be met and that were linked with the approval given by Clackamas County. To date, it appears All Ways Towing still needs to meet most of those conditions.
On June 10th, 2008, Steve Graeper, as President of the CPO, sent a letter of comment on File Number Z0312-08. This was in response to an application filed by the Landlord/Tenant of the property for a Greenway/Principal River Conservation Permit for a Construction Equipment Shop within the ZIG ZAG River Principal River Conservation Area. This letter of comment was sent to Mr. Greg Fritts, Staff member at Clackamas County Department of Transportation and Development, Planning Division and was in response to a notice sent to the CPO.

(PLEASE SEE ATTACHED EXHIBIT TWO)

Steve asked the community for feedback on the letter of comment he submitted and was greeted by applause from the attendees. Carol Burk mentioned that she had an opportunity recently to

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look at the All Ways Towing public record file at Clackamas County and noted the large volume of violations. In addition to ongoing violations, there was a question as to the authenticity of the signature on one of the applications.

The community of Rhododendron commended President Graeper for staying on top of the issues involving the All Ways Towing property and looks forward to a time when the property is no longer a blight on the community of Rhododendron.

Rhododendron Memorial Garden Update

President Graeper extended his thanks to those who have voluntarily helped maintain the Rhododendron Memorial Garden thus far. Unfortunately, he indicated there has not been, at least as of July 19, enough community involvement to maintain the garden in the manner it so rightly deserves.

Marlene Nichols of ODOT, who issued the CPO the permit to maintain this garden and memorial area, stopped by to see our progress earlier this spring. She sent a letter to President Graeper and expressed her disappointment in its appearance and her concern at the lack of interest from the community to maintain the garden and memorial. He replied to Ms. Nichols that he hoped there would be a renewed interest within the community to oversee the Rhododendron Memorial Garden and that a committee would be created and progress in this area will begin immediately.

Steve is composing an article to submit to the Mountain Times, which will focus on the Rhododendron Memorial Garden and the history linked to the DAR monument. He pointed out that the DAR monument is important since it designates one of the pioneer stops located on the Barlow Road portion of the Oregon Trail. We desperately need volunteers to help preserve this historic area.

Sharon Lamoreaux volunteered to provide oversight to the Memorial Garden committee, which is still to be formed. She indicated that donations of, tools, bark dust, plantings and other items needed for maintaining our garden will be graciously accepted.

Donations can be mailed to:

Rhododendron CPO
P.O. Box 33
Rhododendron, OR 97049

Note: Please write "Garden" in the memo area on your check so the CPO will know how to account for your contribution.

The Rhododendron Summer Home Association will be donating and providing a permanent water hook up by mid August.

Steve Graeper donated \$50 to the garden and the Mountain Times matched his donation. He pointed out that we also received a letter from Rick Applegate of Mt. Hood Coffee Roasters, who issued a challenge donation for all businesses in Rhododendron to match his \$25.00 pledged donation and 2 hours of pledged labor on the garden. Hearing that, Carol Burk of All Seasons Property Management donated labor from an employee for five hours of maintenance at the garden.

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Hopefully, the interest in the garden and the pride it instills to the community will be renewed and maintained.

Road 20 Maintenance & Upkeep

It appears the U.S. Forest Service has been marking areas along Road 20 to perhaps make the necessary repairs. A very grateful Thank You was given to Dan and Shari Holm for filling in and fixing the road until the Forest Service can get their act together and do repairs that are more permanent.

New Business

Rhododendron Summer Home Association Update on local Water issues and projects

Replacing the water main along the entire distance of Road 19 is the water boards next major project. Currently the U.S. Forest Service doesn't have the resources to complete the Environmental Impact Study for this project. As a result, the study will be contracted out to a private engineering firm and submitted to the Forest Service in order to gain the necessary permit in order to get the project underway. Construction is slated to begin late August or early September.

Other projects include Little Brook Lane, which will have the water line replaced within the next few weeks.

If you notice any water leaks or puddles, please report them to Laura Patty at Mountain Quail Business Services, the Associations Executive Secretarial service. They can be reached at 503-622-5560.

There was no other new business.

Nominations for and Election of 2008-2009 Rhododendron CPO Board

In accordance with the By-Laws, President Graeper opened the meeting to nominations and electing the 2008-2009 Rhododendron CPO Officers and Board.

The current 2007-2008 Board consists of:

President: Steve Graeper

Vice President: Dan Holm

Secretary-Treasurer: Sharon Lamoreaux

Area Representatives:

Nancy Dougherty

Michelle Lamoreaux

Joie Smith

Barbara Novinger

Steve Graeper stated he would like to stay on the Rhododendron CPO board of directors as President and accepted the nomination as President.

Dan Holm stated he would like to remain the Rhododendron CPO Vice President and accepted the nomination as Vice-President.

Sharon Lamoreaux stated that she no longer could fulfill the obligations as Secretary/Treasurer, but would like to remain on the Board as an Area Representative. President Graeper asked for any

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nominations from the floor for the position. In the absence of any nominations for the position, he asked if Sharon would continue in the position until a replacement could be found. There is an opening for Secretary/Treasurer of the Rhododendron CPO.

Nominations were placed and accepted by all candidates for Area Representative.

They are:

Nancy Dougherty
Sharon Lamoreaux
Michelle Lamoreaux
Barbara Novinger

There being no other nominations from the floor or otherwise, the slate of candidates was presented to the membership for a unanimous consent ballot. A vote was taken to accept the slate of officers as presented if there were no objections. There being no objections the unanimous consent ballot held and the new slate of officers will be adopted at the next Rhododendron CPO quarterly meeting, Time and Date to be announced.

The 2008-2009 Rhododendron CPO Board is:

President: Steve Graeper
Vice President: Dan Holm
Secretary-Treasurer: **OPEN**

Area Representatives:

Nancy Dougherty
Sharon Lamoreaux
Barbara Novinger
Michelle Lamoreaux

Motion to Adjourn

Steve Graeper suggested he would entertain a motion to adjourn the meeting. Sharon Lamoreaux moved and Shari Holm seconded the motion to adjourn. The motion passed unanimously and the meeting was adjourned at 12:02 p.m.

Respectfully Submitted,
Sharon Lamoreaux, 2007-08 Secretary/Treasurer
Rhododendron CPO