

# RHODODENDRON CPO

3rd Quarter Meeting Minutes

July 21, 2012

10:00AM

Zig Zag Inn

## ◆ Open Meeting

President Steve Graeper opened the meeting at 10:06AM. He welcomed the members and guests in attendance and determined a quorum was present. There were a few opening remarks regarding the change in the meeting time to 10:00AM, which was determined by consensus at the last meeting to allow attendee's to get home on a Saturday in time to accomplish other tasks.

## ◆ Read Minutes

President Graeper called for the reading of the minutes of the May 19, 2012 CPO meeting. Merv and Barbara Novinger, co-secretaries were unable to attend the meeting, so Graeper offered to read the minutes. Since the meeting minutes were emailed to the community and posted at the Rhododendron Post Office, Sharon Lamoreaux, seconded by Carol Haugk, made **a motion to dispense with the reading of the minutes.** There was no discussion. The motion to dispense with the reading of the minutes, **Passed** by unanimous vote.

President Graeper asked if there were any corrections, additions or deletions to the circulated minutes. There were none. Graeper called for a motion to accept the minutes as posted and distributed. Sharon Lamoreaux, seconded by Carol Haugk, made **a motion to accept the minutes of the May 19, 2012 as distributed.** The motion **passed** by unanimous vote.

Graeper then explained that the CPO had been contacted by Woodlands resident Kevin Liburty to add a correction to the March 24, 2012 minutes. Graeper read a correspondence from Mr. Liburty requesting that the reference to the Woodlands neighborhood group approving the Rhododendron CPO boundary change be stricken from the March 24, 2012 minutes. The correspondence explained that, while the boundary issue was discussed at an informal Woodlands neighborhood group meeting, NO vote to approve the boundary change was taken. The only action taken was that any questions should be directed to Rhododendron Boundary Change committee, headed by Steve Graeper. Graeper read the portion of the March 24, 2012 minutes in question:

“...With one minor change to the NW corner boundary, the Government Camp CPO (GC-CPO), the Mt. Hood Corridor CPO (MHC-CPO), the Mt. Hood Forest Cabin Homeowners Association (MHFHA) and the Woodlands Neighborhood Group, have approved the proposed boundaries as outlined on the revised map.”

Graeper called for a motion to strike the words, “and the Woodlands Neighborhood Group” from the March 24, 2012 minutes. Sharon Lamoreaux, seconded by Linny Adamson, made **a motion to strike the words “and the Woodlands Neighborhood Group” from the March 24, 2012 minutes.** Discussion included a request to have Kevin Liburty's letter included with the minutes of this meeting and a Thank you from Kevin Liburty, who was attending the CPO meeting, for accepting his request and an apology for causing any confusion. Liburty also offered his help with contacting the Woodlands neighborhood group to address any boundary related issues. Graeper called for the question and the motion **passed** unanimously. Liburty's letter will be attached to these minutes.

## ◆ Treasures Report

Treasurer Sharon Lamoreaux was asked to give the Treasures Report. She reported that the beginning balance (including Garden Donation funds) on May 19 was \$736.99. Since then we received donations of \$17.00 and a reimbursement check from the county of \$98.30, totaling \$115.30 in deposits. Checks have been written to the Zig Zag Inn for the May 19th CPO meeting in the amount of \$13.65 and to the Rhododendron Post Office for \$56.00 for P.O. Box rental. Checks

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written totaled \$69.65 giving an ending balance in the CPO checking account of \$681.69. As of May 19th there was a beginning balance of \$100.95 in the Garden Donation fund. A check was written on May 19th to Carol Haugk for \$62.96 for garden reimbursements, which now leaves a total in the Garden Donation Fund of \$37.99. The total CPO and Garden Funds together show a combined ending balance of \$719.68.

The Treasurer's discussion topic regarding Banking and the CPO Not-For-Profit status, which was listed on the agenda, was moved to NEW BUSINESS at the request of the President.

## ◆ Old Business

### **Rhododendron Memorial Garden Update: Carol Haugk report**

Carol introduced guest speaker Coni Scott, President of the Hoodland Chamber of Commerce. Scot happily reported that the Hoodland Chamber of Commerce has granted the CPO's request for a \$500.00 donation to go toward the Rhododendron Garden, which was initiated and submitted by Carol Haugk. Scot explained that, as a result of the "BITE OF MT. HOOD", there were funds available to be donated back to the community. She said the Chamber wanted any funds raised by that event to remain in the community and it is the Chambers delight to see some of these funds raised go toward the Rhododendron Garden. The funds are to be disbursed in two parts with \$250.00 now and \$250.00 after the CPO has submitted a report in early September on how the funds will be used.

Carol Haugk was invited to attend the next Chamber meeting to accept the funds on behalf of the CPO. Graeper thanked Coni Scott and the Chamber for the donation and Carol Haugk for her help in the garden this year and for initiating the request for donated funds.

Graeper inquired about the lawn mower repair and Haugk asked that Merv Novinger be contacted regarding the mower repair. We appreciate the use of Curt's Thompson's mower from Mt. Hood Foods, but we have a lawn mower and it needs to be repaired. Michelle Lamoreaux offered to contact Merv and use her truck to get the mower to the repair shop.

Haugk reported that the County has made the DAR Monument repairs and a Thank You card will be sent to County Road maintenance.

### **Rhododendron CPO Boundary Update: Steve Graeper report**

Graeper reported that the CPO Boundary Change effort is moving through the Community Input stage. Graeper reported that the Mount Hood Forest Homeowners Association (MHFHA) annual meeting had taken place on June 23 and he was able to present the Boundary change proposal to the membership and the proposal received overwhelming support from those in attendance. Graeper indicated that the next step would be to get the MHFHA Board to formally vote on the issue.

Kevin Liburty raised the issue of goals and benefits. In Liburty's opinion, it appeared that the goals of the MHC-CPO and the goals of the Rhododendron CPO (RCPO) were considerably different. Graeper explained that the county, for the most part, mandates the goals of all CPO's, which is to be a voice to the county regarding land use issues within the boundaries of the CPO. While it may appear that the goals of the two CPO's are different because the MHC-CPO deals with many more land use issues than the RCPO, that disparity is created just by the very nature of the size of the territory each CPO represents. Because RCPO is only one square mile in size, property and land use issues rarely become an issue. The land use issues RCPO deals with are mainly Code and Zoning violations. Conversely, because MHC-CPO represents a much larger area, they deal with many more land-use issues. As a result, MHC-CPO conducts monthly meetings to deal with the issues that are brought to them by the county requesting input on land-use decisions. RCPO deals with very few

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land-use issues so, to prevent having a meeting monthly... just to have a meeting... the RCPO decided to hold quarterly meetings. Even with quarterly meetings the substantive issues amount to the Rhododendron Garden and some Code violations, so it is no wonder it appears that the goals appear considerably different.

Discussion then focused on the alternatives to expanding the CPO Boundaries. It was pointed out that if the CPO did nothing, there was a likelihood the RCPO would dissolve. If that were to happen any land use issues involving Rhododendron would likely be determined by MHC-CPO. There would be no guaranties that a member of the Rhododendron area would serve on the MHC-CPO Board and as a result the Rhododendron Core Community would likely loose any autonomy.

Then the discussion focused on what the perceived benefits would be to expanding the boundaries. It is believed, by some members of the MHC-CPO and the RCPO, that 3 large CPO's (Government Camp, Mount Hood Corridor and Rhododendron) representing the interests of the Mt. Hood area, would have greater impact with Clackamas County, when combined, to influence county decisions regarding our portion of the county. It is also believed by some members of the MHFHA that the Forest Service Cabins, east of Rhododendron, are not adequately represented by Government Camp CPO (GC-CPO) and that by allowing RCPO to represent their interests, Mt. Hood National Forest Service practices, within the CPO bounds, might receive greater scrutiny than they would by remaining in the GC-CPO. The MHFHA also feel a closer alliance with RCPO than they do with the GC-CPO. The 3-mile gap between Government Camp and Road 39 (the eastern most portion of the MHFHA) creates an artificial boundary that they believe separates them from Government Camp.

It was pointed out that as far as Clackamas County is concerned it seems there are currently only two significant CPO's on the mountain, those being MHC-CPO and GC-CPO. Those two CPO's represent the greater population of the Hoodland area. Because RCPO is currently only 1 square mile in size, the 250 or so, homes and cabins within the RCPO boundary are seemingly and relatively insignificant. By expanding the boundary, Rhododendron CPO could gain a significant voice with the county by virtue of the larger population base it represents. It is expected that by expanding the boundaries, the RCPO would be strengthened by not only a larger population base, but by more significant land use and community related issues that could possibly predicate monthly rather than quarterly meetings.

Woodlands and Fabion neighborhoods, while currently well represented by MHC-CPO, might stand to benefit both directly and indirectly by allowing Rhododendron CPO expansion. They would benefit indirectly by allowing the expansion to include their neighborhoods in order for RCPO to gain the added population and territory base necessary for becoming a larger and more significant voice with the county. They would benefit directly by becoming members of the RCPO and participating in the community that represents them. Currently, a number of Faubion and Woodlands residents feel more aligned with RCPO then they do with MHC-CPO, but believe they are unable to participate in RCPO matters because they fall outside the bounds of the CPO. Allowing the expansion of the CPO to include Woodlands and Faubion neighborhoods could eliminate that hesitation to participate and could compliment the work already accomplished by the CPO.

It was the consensus of those in attendance at this meeting that there were far more benefits to expanding the boundaries then there were to doing nothing or getting absorbed by the MHC-CPO.

Graeper asked how best to disseminate information about the boundary change to Woodlands and Faubion residents and it was suggested that Woodlands has a YAHOO Group mailing list or perhaps even door to door would be the best way, short of getting Tax Assessor records and mailing to the individual property owners in the areas.

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## **Rhododendron signage and Mt. Hood Scenic By-Way update: Sharon Lamoreaux report.**

Sharon reported that funding has been approved. She read a letter from Mr. Jim Austin who works with Janine Breshears, which stated that administration of the funds will be through Clackamas County and details still need worked out with various departments. The timeline looks to be sometime next summer for ground breaking for the projects.

Lamoreaux also mentioned that the CPO should seriously look at where in the Rhododendron Garden, the sign should be located.

## **Letter to Clackamas County regarding Dorman Center: Sharon Lamoreaux report**

Lamoreaux shared that the letter went out to Clackamas County asking that RCPO be kept in the communication loop regarding the disposition of the Dorman Center. It was reported that Clackamas County has elected to condemn the Dorman Center effective September 2012. Carol Haugk reported that the old Don Guido's restaurant in Rhododendron is now the new home for the Mt. Hood Day Care, formerly housed in the Dorman Center. It is still unclear what will happen to the Dorman building, whether it will be bull dozed or made into a covered picnic area.

Carol Haugk also reported that a direct result of the Day Care move, the Don Guido's property and several other properties in the Rhododendron area have been cleaned up. She also reported that ODOT has begun clearing brush and debris along the highway in areas previously ignored.

## **Nominations for Vice President**

Graeper reported that he has received no nominations for Vice –President, but a potential candidate has indicated an interest and will be making a decision soon.

## **◆ New Business**

### **Banking and Not-For-Profit status of the CPO**

Sharon Lamoreaux explained that when she went to Clackamas County Bank to update the banking signature cards she was informed that the bank has no record of the CPO (aka Rhododendron Neighborhood Association) obtaining the necessary IRS 501(c) 3 Not-for-Profit designation and therefore we would need to begin paying a \$10.00 monthly fee to maintain the CPO checking account. The CPO has a Tax ID number, but no official tax-exempt status with the IRS. She stated that filing for tax-exempt status is a rather cumbersome process. There is a mountain of paperwork to fill out for the IRS plus a one-time filing fee of \$400.00 and Articles of Incorporation need to be filed with the State of Oregon along with a \$50.00 filing fee. She also inquired with the county and other CPO's to find out how they manage funds only to find that the county has no set standard or rule as to how CPO's manage their funds and CPO's have no standard way of accounting for or managing their funds.

After further research, Lamoreaux concluded there were 2 options.

1. Do nothing and start paying the \$10.00/month bank fee. With a little over \$600.00 in the bank, the CPO has funds in the account to pay approximately 60 months of bank fees. By doing nothing any funds donated to the CPO are not tax deductible.
2. Apply to the IRS for tax-exempt status as a 501 (c) 3 and pay the one time \$400.00 filing fee.

There was much discussion regarding the implications involved with the various 501 (c) categories, but it was determined that the 501(c) 3 would be best suited for the CPO. Lamoreaux indicated that she has already donated the \$50.00 filing fee in order to file with the state. It was also discussed that the CPO pay the IRS filing fee and then request donations back to the CPO in order to recoup the funds.

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Sharon Lamoreaux, seconded by Michelle Lamoreaux made a **motion to have the Rhododendron CPO file for 501(c) 3 tax-exempt status with the IRS and pay the necessary \$400.00 filing fee from CPO funds.**

Discussion involved the ways the funds could be reimbursed and it was agreed that at future CPO meetings, we could ask for donations to replenish the funds.

The question was called and the motion passed unanimously.

## ◆ Any other New Business

Linnny Adamson mentioned that she had been in contact with Burnham Chamberlain regarding the state of disrepair the forest service roads were in, specifically Road 20. She found out that Mr. Chamberlain had retired and was she directed to Serena Helvey, who had temporarily replaced Mr. Chamberlain. After a series of e-mails, President Graeper stepped into the discussion and contacted Mr. Edwin Klaassen, who is Ms. Helvey's manager. Mr. Klaassen agreed to look into the situation and agreed to attend the next CPO meeting to discuss the state of all Mt. Hood National Forest Service roads, including what will be done with the Road 20 Bridge that crosses Still Creek. Funding seems to be the main reason the roads are in the condition they are in. He is making Road 20 a top priority. Klaassen indicated the forest service has the funds to remove and replace the Road 20 Bridge deck, but he fears that the stringers need to be replaced and there are no funds to repair them if dry rot or other damage is discovered.

Steve Graeper passed around 3 different letterheads and by consensus one was chosen that best represented the CPO.

Linnny requested that the CPO send a letter to the owner of the Post Office building to see about removing the graffiti on the building.

## ◆ Adjournment

The next Rhododendron CPO meeting will be held on Saturday, October 20, 2012 at the Zig Zag Inn at 10:00AM. The Rhododendron CPO meeting was adjourned at 11:45AM.

Respectfully submitted

Steve Graeper, President & Acting Secretary in Merv & Barbara Novinger's absence

Attachment: Letter from Kevin Liburty