

Villages at Mt. Hood
Board of Directors Meeting
Tuesday, March 20, 2007, 4:00 pm, Community Room
Hoodland Fire District #74, Welches, OR

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1. Roll Call

Present: Susan Corwin, Nancy Dougherty, Dave Lythgoe, Don Mench, Bob Reeves, Rick Applegate (arrived at 4:15 pm), Barbara Saldivar (arrived at 4:20 pm; departed 5:45 pm), Shirley Dueber (arrived 4:35 pm) Absent: Steve Graeper

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2. Review, Edit and Approval of Agenda (via posting to overhead projection)

3. Approval of Minutes:

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- a. January 7, 2007, Board of Director Work Session minutes (Rick Applegate)
- i. Add as present: Nancy Dougherty and Kirsten Greene
 - ii. Add Absence with Notice: Susan Corwin
 - iii. Under Item #3 – add *Mountain Times* in newspapers listed

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Bob Reeves moved and Dave Lythgoe seconded a motion to approve the minutes with the noted corrections. Discussion: None.

Vote: Ayes: Nancy Dougherty, Dave Lythgoe, Don Mench, Bob Reeves. Nays: None. Abstentions: Susan Corwin.

=> *The motion failed due to insufficient number of votes.*

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- b. January 23, 2007, Board of Directors Meeting minutes (MQBS, Inc.)
- i. Under Item #2 – Nancy Dougherty seconded the motion for Susan Corwin, not for Shirley Dueber.
 - ii. Universally, at the end of the vote tallies, the minutes should state the results of the vote.
 - iii. Page 2, Line 44 – replace “on” with “as” before “Village Board Chair”
 - iv. Under vote on page 3, line 11, the vote results should be posted “The motion passed.”
 - v. Last page, second paragraph: “thedebrief” separated into two words.
 - vi. It should be noted that Tracy Mathey and Coni Scott were in attendance, although they did not sign in.

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Susan Corwin moved and Don Mench seconded a motion to approve the minutes with the noted corrections. Discussion: None.

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Vote: Ayes: Susan Corwin, Nancy Dougherty, Don Mench, Bob Reeves. Nays: None. Abstentions: Dave Lythgoe.

=> *The motion failed due to insufficient number of votes.*

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- c. February 20, 2007 Board of Directors Meeting minutes (MQBS, Inc.)
- i. **Under Item #4, correct “motion seconded by _____”**
 - ii. Under Item #4 Vote: add “i” in David Lythgoe’s name
 - iii. Under Item #5a: add “i” in David Lythgoe’s name
 - iv. Under Item #5c: “Treasurer” should be “Vice Chair”

- v. Universally: reverse names with organizations to read Don Mench – Mt. Hood CPO; Steve Graeper – Rhododendron CPO
- vi. Written comments by Susan Corwin to be included by reference.
- vii. Item 8c: correct spelling to “recreation”

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Susan Corwin moved and Barbara Saldivar seconded a motion to approve the minutes as corrected. Discussion: None.

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Vote: Ayes: *Rick Applegate, Susan Corwin, Nancy Dougherty, Dave Lythgoe, Don Mench, Bob Reeves, Barbara Saldivar.* Nays: *None.* Abstentions: *None.*
=> The motion passes

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d. February 20, 2007, Town Hall Meeting minutes. It was the Board's consensus simply to review the minutes for general corrections. The minutes of the meeting will be presented at the next Town Hall meeting for approval there. Corrections to be made:

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- i. Under Report on Decisions...Item #1: remove funeral reference
- ii. Remove the first “2” under Report on Decisions...place it instead in front of Special Announcement.
- iii. Page 2, Item 1: Removed “It is planned that the tennis courts will be retained.” Insert: “Tennis courts may be rebuilt in another location.”
- iv. Universally in document, starting with Item #6: reverse names with organizations to read Don Mench – Mt. Hood CPO; Steve Graeper – Rhododendron CPO
- v. Page 5: (same as iv. Above)
- vi. Page 6 - *Francis Renard’s statement should be scanned, attached to minutes and also forwarded to Board*

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4. **Changes in the Visitors Center Zoning.** Chair Nancy Dougherty introduced Linda Bell, Executive Director, Clackamas County Tourism Development Council to speak about this issue. Bell explained that the Clackamas County Commissioners has asked her to discuss a possible zoning change for its property known as the Mt. Hood Information Center. It is currently zoned Hoodland Residential. It was recently declared surplus property and is being readied for the market. However, the current zoning designation is creating a difficulty for most prospective buyers who are looking for commercial zoning. As the County is both the owner and has oversight of zoning changes, the Commissioners are asking Bell to secure feedback from the Villages at Mt. Hood Board regarding changing the zoning to commercial for the property.

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Dave Lythgoe noted that there was less Commercial designation up here than Rural Tourist Commercial. He recommends that latter zoning designation since it some limitations in it. Don Mench concurred; he felt it was more important for the Commissioners to address the zoning change than the prospective buyers. Bell countered that there were reservations about conflict of interest. Dave Lythgoe clarified that if the Commissioners do the change, the community has less opportunity to give input than if a prospective buyer proposes it.

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In response to inquiry regarding size of the property, Bell noted that it was almost an acre and a half. It includes the building and the parking area. It does not extend out to Highway 26.

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The discussion concluded with Bell encouraging people to share any further thoughts on this issue with her or with Chris Roth.

5. Officer Reports

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- a. Treasurer Report - Dave Lythgoe noted that the organization had started spending its budget. Thus far it has spent \$118.75 in clerical support for taking minutes. This leaves a balance of approximately \$1,881.25. Lythgoe then presented a proposed budget for 2007-2008, totaling \$11,300 in expenses, or \$9,300 under funded.
- b. Secretary – Barbara Saldivar discussed ways to solicit e-mail addresses as a way to notify people of upcoming meetings, etc. It was the consensus of the Board to table any discussion of getting all the minutes to Clackamas County.
- c. Vice Chair – Bob Reeves reported that he was working with Nancy Dougherty on some things to be discussed at a later date.
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- d. Chair – Nancy Dougherty read a document “Open Letter to George Wilson, Keith Schacher and Our Village Community” (see *Appendix B*) Chris Roth clarified that the County Commissioners are not in any way withdrawing support for the proposers or for considering the proposal. This is about the Villages at Mt. Hood Board adjusting their processes and procedures. The Chair then called the roll for voting on re-submitting the Community Park proposal to be a Supported Activity at the next
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- Town Hall meeting for a vote of the community.

The motion, who made it, and who seconded it must be recorded, in the April 17 meeting the Chair declined to clarify or correct this improper procedure

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Vote: Ayes: Rick Applegate, Nancy Dougherty, Shirley Dueber, Dave Lythgoe, Don Mench, Bob Reeves, Barbara Saldivar. Nays: None. Abstentions: Susan Corwin (because it was not on the agenda and she had not had an opportunity to consider it.)
=> **The motion passes.**

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- e. Review of Strategic Planning Organization’s Work – Shirley Dueber reported that a letter had been submitted to the *Sandy Post* and *The Mountain Times* to advertise a variety of things that the citizenry needs to consider. The next meeting is set for April 12, 2007, 7 pm Hood Fire Department’s community room. Dueber read the agenda items that would be considered at that time, including Board process for handling citizen’s complaints, for amending and updating by-laws, prioritizing Supported Activities, and the review of the first five pages of the Villages at Mt. Hood by-laws.
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6. Supported Activities

- a. Community Center - Barbara Saldivar reported that they have secured the permits; they are now working on funding to proceed.
- b. Mountain Express – Bob Reeves reported 895 riders for February 2007. The weekly run to Oregon City is starting slowly. The County’s Probation Department is looking to buy books of tickets. Reeves thinks there may be some social service people riding it as well. George Wilson encouraged consideration of a route adjustment to include Timberline Rim on the north side of the Sandy River. Reeves encouraged people to call dispatch to see if the route could be deviated. Dueber noted that was a 15 minute deviation.
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- c. Strategic Planning Organization – Shirley Dueber nothing more to report at this time.
- d. Welches Salmon River Road Bike Lanes – Susan Corwin stated she had nothing to report at this time.
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- e. ZDO Changes and Best Known Methods to Enhance the Mountain Character – Don Mench reported that they were still working on that within the CPOs. They are waiting for the County to get past the Measure 37 issues at this time.
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- f. Barlow Trail County Park – Don Mench reported for Mitch Williams that the parking lot proposal is in the conditional use permit process. There is on-going tree planting in there.
- g. Stream Corridor Restoration – Don Mench reported a good turn out (70) for the restoration project at The Resort at The Mountain. A couple of projects are under permit that will be worked on this summer.
- h. Heritage Homes – Nancy Dougherty reported that 153 people toured 6 Steiner homes in a tour last week. Good weather allowed many to simply walk. The next tour is set for August 18, 2007 for homes in the Brightwood and Welches Area.
- i. Rhododendron Community Park – In Steve Graeper's absence, Chris Roth noted there was nothing further to report on that project at this time.

7. Unfinished Business

a. Objectives for 2007

- i. Nancy Dougherty noted there was increased attendance at the Town Hall meeting on February 24, 2007. She is working on moving it to the Multipurpose Room at the school for the next meeting to allow for increased attendance.
- ii. Dougherty verbalized additional objectives: Encourage and support citizens in our Villages and community in the things that they are interested in supporting. Also there is a need to regulate the growth of the community to maintain its rural nature. She encouraged those present to share additional objectives.

b. Time change for the Strategic Planning Organization. Dougherty announced that the new meeting time is set for 7:00 pm on the second Thursday of April (April 12), at the Hoodland Fire Department's Community Room. There is no change in dates or times for the Villages at Mt. Hood Board of Director's Board meeting or Town Hall Meeting at this time. Applegate stated that he believed the organization should look into having the meetings video-taped for broadcast on something like the County's cable channel. Dougherty feels that would be a good idea, but is uncertain about the availability of equipment and people resources to do this.

c. Strategic Planning Organization – Passed over at this time.

d. Communications Plan – Dave Lythgoe passed around a communication plan put together by task force members Dave Lythgoe, George Wilson and Keith Schacher.

(see attached) It was the consensus of the Board to promote the meetings and the logo contest.

Susan Corwin moved and Rick Applegate seconded a motion that the proposed ad and logo contest be put in the *Sandy Post* and the *Mountain Times*. Discussion: None.

Vote: Ayes: Rick Applegate, Susan Corwin, Nancy Dougherty, Shirley Dueber, Dave Lythgoe, Don Mench, Bob Reeves Nays: None. Abstentions: none
=> **The motion passes.**

e. Director Elections at the May Town Meeting – In an effort to encourage people to apply for Board of Directors positions, the Chair Nancy Dougherty emphasized the following qualifications and requirements:

- i. A citizen of the Villages
- ii. Commitment of time and being available for key meetings.
- iii. Demonstrate leadership and participate in activities that benefit the Villages.

- iv. Demonstrate leadership and assistance in helping activities achieve progress.
- v. Attend a majority of the Board meetings in the previous six months before an election.
- 5 vi. Commitment to working with and for the benefit of the Villages.

Dougherty noted that the application was available on the Villages website. Completed applications should go to Chris Roth. They must be filed by April 24, 2007. They may be mailed or e-mailed in. Positions open: Rick Applegate, Dave Lythgoe and Nancy Dougherty.

8. New Business

- 15 a. Town Hall Meeting debrief – Nancy Dougherty posted a number of sheets that displayed input from the citizens at the February Town Hall Meeting. (see attached)
- 15 b. Role of “Supported Activity” Board of Directors liaison – Nancy Dougherty reported one idea that came out of mediation meetings was to have a Board member join any group proposing a Supported Activity. This would improve communications and help avoid misunderstandings. It means that Board members will be moving in and out of this role as some proposals have shorter life-spans than others.
- 20 c. Avoiding confusing the Community: “Villages of Mt. Hood”? - Don Mench noted that there was nothing further for discussion at this time.
- d. Oral Communication from the Public –
 - 25 i. George Wilson, regarding the letter he sent to the Board of Directors about giving input on County lands: Wilson wants to insure that any proposed activities that come forward for a vote is done in a proper manner procedurally, including all communications and all paperwork. Wilson also would like specific questions he had asked be answered by the Chair in a letter. After some discussion, Board members noted that they were in mediation and that they did not have full liberty to discuss all things at this time.
 - 30 ii. Keith Schacher, about being told that the Cedar Ridge property had sold: Schacher has since been told that would not really happen for two or three months. Chris Roth stated that the deal has been agreed upon but is still going through finalizing processes. Acknowledging that CPO meetings need more in attendance on land decisions, Schacher still questions why the Villages of Mt. Hood Board not have oversight of things like this important land change decision.

Mench responded that the Villages ordinance was written in such a way as to not exclude the CPO process. That approach was also incorporated into the Villages of Mt. Hood setup. I.e., it is establishing the groundwork for bringing all three organizations into the process when the County is considering disposal of its lands: The Villages at Mt. Hood, the Mt. Hood CPO, the Rhododendron CPO. They are still working to establish that activity as a viable way to review the County process as they dispose of not only the land but the resources on that land. This is a new transition.

Mench added that the make-up of the County Board of Commissioners has changed, and it appears there are new opportunities to work with them. Mench has been asking for the County to hold back on disposal of lands until input comes in from the advisory function of the Villages at Mt. Hood Board.

Dueber encouraged Mench to have a communication plan for sharing agenda. Mench said there has been movement for such to be on a website, perhaps the County's.

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- iii. Jerry Chinn, regarding funding sources: Chinn encouraged the Board to stop by the Fred Meyers in Sandy for a one-page form to apply for up to \$1,000 or so for the community work the Board represents. Secondly, Chinn also mentioned that many mountain residents do not subscribe to cable service; that may not be an effective communication medium. Thirdly, Chinn mentioned Rural Development Initiatives and Ford Foundation as possible funding sources.
 - iv. Keith Schacher reported on the Community Park Survey results: 208 were submitted, of which 3 were identical photocopies and 2 of them were rejected as duplications. 40 of the responses (not counting the two rejected) did not have identifying information. Responses of 1, 2, or 3 were considered "in favor", 4 and 5 were against.
 - 1. 121 identified residents in favor, 45 against
 - 2. 28 unidentified in favor, 12 against
 - 3. 72.89% residents in favor, 27.1% against
 - 4. 72.33% of all in favor, 27.06% againstAdditional statistics available (*see attachment*)

9. Adjournment

Susan Corwin moved, Dave Lythgoe seconded a motion to adjourn.
The Villages at Mt. Hood Board of Directors meeting adjourned at 6:00 pm.

Respectfully submitted,
Marilyn Peterson, Mountain Quail Business Services, Inc.

Appendix A

RESIDENTS and GUESTS SIGNED IN FOR THE MEETING:

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Jerry Chinn	Resident	503-622-6372	golfingjc@aol.com
Pat Buckley	Resident	503-622-1234	patnlor@msn.com
Jerry Chinn	Resident	503-622-6372	golfingjc@aol.com
Bob du Biel	Resident	502-622-3272	dubiellr712@aol.com
Garth Guibard	Guest (Sandy Post)		
Judith Norval	Resident	503-622-5627	jln76@verizon.net
Alma Reick	Resident	503-622-0849	a.reick@verizon.net
Francis Renard	Resident	503-622-0826	f.renard@verizon.net
Keith Schacher	Resident	503-622-1733	
Tom Well	Resident	503-622-5483	
Nancy Spencer	Resident	503.622.4805	
Steve Wilent	Resident	503-622-3284	mountaintimes@earthlink.com
George C. Wilson	Resident	503-622-0672	georgewilson2@verizon.net

County Liaison: Christine Roth

Appendix B Letter from Nancy Dougherty

OPEN LETTER TO GEORGE WILSON, KEITH SCHACHER AND OUR VILLAGE
COMMUNITY

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I would like to answer a letter that both the BBC and I received from George Wilson and Keith Schacher regarding the last Town Hall Meeting held at the Dorman Center on February 20th, 2007.

10 I am taking responsibility for the seemingly awkward job of presenting the “Input on County Lands”, As you know, the out dated material was handed out to the public. Therefore, leaving the public in a quandary as to who was really going to oversee this program.

15 According to the Board of County Commissioners in their January 9 th meeting, their recommendation was and is that this supported activity be administered by the County Parks Advisory Board and the two Citizen’s Planning Organization here on the Mountain. That is the Rhododendron C.P. O. and the Welches C. P. O. Which are public meetings and open to all the public. The voting at such meetings is open to those that live in that area and /or own businesses, therefore everyone in the Villages area can attend and vote at one of these C.P. O.’s.

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Because of this misunderstanding I am presenting this material here again today and will take it again to the next Town Hall for a vote of the community.

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The county has sold the Cedar Ridge area considered by your group at this time.

At our (Board of Villages) mediation meetings we the Board are considering changing our Web sight to that of Clackamas County.

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To continue about the Board of the Villages at Mt Hood, we are an advisory board to the BCC and NOT A GOVERNMENT BODY.

Sincerely,

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Nancy Dougherty