

*Villages at Mt. Hood*  
**Board of Directors Meeting**  
**Tuesday, April 17, 2007, 4:00 pm, Community Room**  
**Hoodland Fire District #74, Welches, OR**

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The Chair Nancy Dougherty called the meeting to order at 4:03 pm.

**1. Roll Call**

10 Present: Susan Corwin, Nancy Dougherty, Steve Graeper, Dave Lythgoe, Don Mench, Bob Reeves (departed at 4:55 pm), Barbara Saldivar (arrived at 4:11 pm), Rick Applegate (arrived at 4:13 pm), . Absent: Shirley Dueber (w/o notice).

**2. Review of Minutes:**

15 a. Minutes of the March 20, 2007 Board Meeting:

Corrections:

- i. Page 1, line 4 - Add: The Chair Nancy Dougherty called the meeting to order at 4:00 pm.
- ii. Page 1 line 21-22 the motion for the Approval Minutes of the January 7, 2007 Board Work Session **failed** due to having only 4 votes  
=> 5 votes are required by the Bylaws and the ORS 192 as interpreted by the  
20 Oregon Attorney General's Public Records and Meetings manual

To remedy this defect:

25 Susan Corwin moved and Don Mench seconded a motion to approve the minutes of the January 7, 2007 work session with the noted corrections.  
Discussion: None.

30 ***Vote:*** *Ayes:* Nancy Dougherty, Steve Graeper, Dave Lythgoe, Don Mench, Bob Reeves. *Nays:* None. *Abstentions:* Susan Corwin abstained because she was not in attendance at that meeting.  
=> ***The motion passes.***

- iii. Page 1 lines 39-40 the motion for the Approval Minutes of the January 23, 2007 Board Work Session **failed** due to having only 4 votes  
35 => 5 votes are required by the Bylaws and the ORS 192 as interpreted by the Oregon Attorney General's Public Records and Meetings manual

To remedy this defect:

40 Susan Corwin moved and Don Mench seconded a motion to approve the minutes of the January 23, 2007 Board of Directors meeting with the noted corrections.  
Discussion: None.

45 ***Vote:*** *Ayes:* Susan Corwin, Nancy Dougherty, Steve Graeper, Don Mench, Bob Reeves. *Nays:* None. *Abstentions:* Dave Lythgoe abstained because he was not in attendance at that meeting.  
=> ***The motion passes.***

- iv. Page 1 line 43 item c.i -> a correction deleted the line of who seconded the motion to table the minutes of the January 23 meeting. Since all motions must have a

"second" and this one did, this needs to be identified.

**BOD Action Item:** for the 4/24 meeting, identify who seconded the motion in 2/20.

- 5 v. Page 3 lines 21-22 - The motion that was voted on is not recorded. Action on that was tabled was tabled until the next meeting to give time for the Board to vote.

**BOD Action Item:** for the 4/24 meeting, identify what the motion in 3/20 meeting was, who made it and who seconded it..

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- vi. Page 4, Line 21: Remove the "J"  
vii. Page 5, Line 4, 5, 6 – Corwin did not both vote and abstain  
=> Remove Corwin's abstention.  
viii. Page 6, Line 31 – Change wording to the following. "Of which three were  
15 photocopied, and two were rejected as duplicates."

Susan Corwin moved and Don Mench seconded a motion to approve the minutes of the March 20, 2007 Board of Directors as corrected.

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

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e. Reformatted Minutes of Board Meetings for December 19, 2006; September 19, 2006; August 15, 2006; July 18, 2006; June 20, 2006; June 13, 2006; May 22, 2006:

Don Mench moved and Susan Corwin seconded a motion to accept the minutes of the Board Meetings for December 19, 2006; September 19, 2006; August 15, 2006; July 18, 2006; June 20, 2006; June 13, 2006; May 22, 2006 as reformatted.

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Discussion: None.

**Vote:** Ayes: Rick Applegate, Susan Corwin, Nancy Dougherty, Steve Graeper, Dave Lythgoe, Don Mench, Bob Reeves, Barbara Saldivar.. Nays: None. Abstentions: None.

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**=>The motion passes.**

### 3. Officer Reports

#### a. Treasurer Report –

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- i. Dave Lythgoe reported that the budget balance is the same as before.  
Sandy Post advertising \$63.80/Mtn Times advertising \$99.00.

Bob Reeves moved and Steve Graeper seconded a motion to approve the bills.  
Discussion:

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Susan Corwin raised a *point of order* that the expenditure had been approved "before the fact" and having a vote to "approve after the expense had been incurred" would be bad precedent: the only results could be approval or telling the Treasurer to pay for it themselves.

The motion was withdrawn as not appropriate

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- ii. Dave Lythgoe noted that we should get a PO box for the Villages.

Rick Applegate moved and Susan Corwin seconded the Board authorize that the Chair and Secretary be authorized to open a mail box for the Villages at Mt. Hood.

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Nancy Dougherty interrupted the meeting to read into the minutes Barbara Saldivar's resignation as Secretary. (*See Appendix B.*)

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Discussion: It was the Board's consensus that Rick Applegate's motion would still be appropriate as it referred to Board positions, not persons.

**Vote:** Ayes: Rick Applegate, Susan Corwin, Nancy Dougherty, Steve Graeper, Dave Lythgoe, Don Mench, Bob Reeves, Barbara Saldivar. Nays: None.  
Abstentions: None.

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=> **The motion passes.**

- iii. There was a discussion of mailing costs for sending a notice to all residents regarding the next Town Hall Meeting. Nancy Dougherty's research revealed mailer tallies per local post offices: 1,487 Welches, 860 Rhododendron, 524 Brightwood, or a total of 2871. For a bulk permit, there would be an annual fee \$160, and a one-time imprint fee of \$160. As a result of this research, Dougherty determined that a saturation mailer under bulk permit, postcard size, would cost about \$364.22. That did not include printing the notice.

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It was the Board's consensus that this was not affordable for the organization. There was discussion about asking another organization in the corridor to use their permit to save the annual permit and imprint fees. There was also discussion about putting an insert in the *Mountain Times*.

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Barbara Saldivar moved and Bob Reeves seconded a motion not to do a mailer for the Town Hall Meeting due to its costs. Discussion: None.

**Vote:** Ayes: Rick Applegate, Susan Corwin, Nancy Dougherty, Steve Graeper, Dave Lythgoe, Don Mench, Bob Reeves, Barbara Saldivar. Nays: None.  
Abstentions: None

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=> **The motion passes.**

- b. Secretary – Barbara Saldivar told the Board there was nothing to report.

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- c. Vice Chair – Bob Reeves with the Chair Nancy Dougherty as Chair had a meeting had with George Wilson to discuss issues. It was deemed productive but no details or results were reported.

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- d. Chair –  
i. Nancy Dougherty reported that the County now had a new Villages' bylaws template reflecting changes required by the new Complete Communities Ordinance (03-2007). The Ordinance change will require the Villages of Mt. Hood to modify their current bylaws for compliance with the changes in the template from the previous version being a good basis for what is needed.. (*See attached copy.*)

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The needed changes are primarily about fiscal management issues and some other slightly different wording. In discussion with the Strategic Planning Organization, it was noted that the Villages of Mt. Hood organization has until January 2008 to comply with the County's template. Susan Corwin will work with the County's Chris Roth to accomplish this work.

- ii. Nancy Dougherty noted the next Town Hall Meeting is set for May 19, 2007, in the Multipurpose Room, Lower Building, Welches school. Dougherty presented the following additional Town Hall Meeting dates for Board consideration: August 18, 2007, November 17, 2007, and February 16, 2008. Dougherty is working with Tom Wells to facilitate the logistics. For all meetings, the doors would open at 9:00 am.
- iii. Don Mench asked that a Board meeting occur about a week ahead of each Town Hall Meeting. Steve Graeper suggested that the Chair set the schedule and notify everyone with an annual calendar of the Board and Town Hall Meetings. Rick Applegate: maybe it is as simple as setting the Board meetings the first Tuesday of each month. Bob Reeves checked the Fire District's calendar and found the dates are available to the Board if the group it out by 6:00 pm. It was the Board's consensus to start that schedule after it is confirmed with the community-at-large at the Town Hall Meeting, May 19, 2007. The first Board meeting in the proposed new schedule would be Tuesday, June 5, 2007.
- e. Review of Strategic Planning Organization's Work – In Shirley Dueber's absence, Nancy Dougherty noted that initiating a meeting time change to increase attendance resulted in only 13 people coming to the meeting. They will stay with the revised time for awhile to see if attendance increases.

#### 4. Reports on Supported Activities

- a. Community Center - Barbara Saldivar noted that the conditional use permit for the project had been approved. She now has 10 years to fund the project. The County's Parks Advisory Board had \$1 million available. However, in their discussion of the project, debate arose about a community center as a "park" project. In the end, the community center project was tabled by the Parks Advisory Board until the next budget year. Barbara Saldivar estimates she needs to raise between \$5-6 million for the project. She noted that there is an account set up at Clackamas County Bank for donations. Donations are tax deductible.
- b. Mountain Express – Bob Reeves reported 1,049 riders for March 2007. The group will meet on the third Thursday of each month, 4:30 pm at the Fire Hall, to discuss the Express' future. Reeves also announced that seniors can ride the first Wednesday of each month for a 10% discount.
- c. Strategic Planning Organization – Reporting was tabled due to Shirley Dueber's absence. In the future, the meeting agenda will not feature Section 3(e) above. The Organization will report only under Supported Activities.
- d. Welches Salmon River Road Bike Lanes – Susan Corwin said there was nothing to report.
- e. ZDO Changes and Best Known Methods to Enhance the Mountain Character – Don Mench reported he had some discussions with Clackamas County but they had asked that the group hold off on any comments or requests until September 2007 due to the County's workload with Measure 37 issues. Mench assured the Board that he will continue to work on issues within the CPO process.

- f. Barlow Trail County Park – Don Mench reported for project leader Mitch Williams. He noted that the permit application is in, corrected, awaiting hearing date. There have been extensive efforts to plant about 50 trees in park, with additional plantings planned for the near future. Noxious weed removal efforts are continuing.
- 5 g. Stream Corridor Restoration – Don Mench reported that one project had moved into approval process with Clackamas County.
- h. Heritage Homes – Nancy Dougherty told the Board there was nothing to report.
- 10 i. Rhododendron Community Park – Steve Graeper reported that he had contacted Dan Zinzer at the County to get ownership information and a survey of the property in question. Since he had not heard anything as of yesterday, he sent off a follow-up e-mail to Zinzer. Susan Corwin suggested that Graeper contact Mike Bezner in the County's Roads Department.

#### 4. Unfinished Business

- 15 a. Nancy Dougherty, noted that recent "letters to the editor" in the April issue of *The Mountain Times* needed to be corrected:
  - i. a letter stated that "76 people" attended the February Town Hall.  
=> Correction: there were 99 registered attendees and at least on person who did not register
  - 20 ii. a letter stated the Board "had intent" for personal gain, which, given the time investments, is clearly false
  - iii. There was concern about the "community having input on County owned property". Given that the Villages is an "Advisory Board" and can only really comment how such properties might be constructively used for the community, the comment seems very parochial
  - 25 iv. There was a question about the meaning that Activities should have the "significant support from the community"  
The "support" is measured by the willingness of the community to speak out in favor or opposed to a particular project. It is well recognized that if people are opposed, they will angrily speak their minds and in the absence of such opposition, it must be assumed that people willing to work on projects should proceed.
  - 30 v. A comment on "this should be a democracy and everyone should vote". The complete communities expands on the definition of citizen to include property owners and business owners even if they aren't residents. People vote by becoming involved.
  - 35 vi. The "parks survey" by the "Villages at Mt. Hood" is flawed
    - ? Note that the survey was NOT by the Villages at Mt. Hood but rather by a citizen committee
    - 40 ? The survey results are only being used by that committee to decide their next course of action
  - vii. A comment noted that the voices of the community need to be heard.
    - ? The Board desperately wants the community to be heard!
    - ? The Board is taking direction actions to inform people with posters, web site, etc
    - 45 ? Unfortunately, most people seem to be very busy and the issues the Board is addressing aren't viewed as important.

#### b. Community Input on County Lands

Don Mench shared material that has gone to the County for consideration at the next Town Hall Meeting regarding clarification of Community Input on County Lands for Recreation. (See attached sheet.) In addition to removing Barlow Trail Association as the organization submitting it, there was some clarification about how communications with Clackamas County will be conducted in the this process. Mench recommends working with County Commissioners and department heads rather than going through the County's Parks Advisory Board.

Steve Graeper offered these comments about the proposed materials. At the September 19, 2006 Board of Directors meeting, when Susan Corwin originally brought forward a list of Supported Activities she was withdrawing, the Board chose to honor the withdrawal of all but the Community Input on County Lands. As CPO leaders, Don Mench and Steve Graeper both stepped up to take ownership of the activity. Graeper stated that it is very unfortunate that the name change did not happen prior to the presentation at the Town Hall Meeting. While it was good to go through the hoops to correct the process, it truly is a matter of jumping through hoops...the activity had never changed. The Board acknowledged that.

Don Mench moved and Steve Graeper seconded a motion to forward to the Town Hall the version of Community Input on County Lands for Recreation, dated April 10, 2007, for consideration at the next Town Hall Meeting. Don will contact Chris Roth to close on any edits needed in the wording of how the activity works with the county.

**Vote:** Ayes: Rick Applegate, Susan Corwin, Nancy Dougherty, Steve Graeper, Dave Lythgoe, Don Mench, Bob Reeves, Barbara Saldivar. Nays: None.

Abstentions: None.

=> **The motion passes.**

## 6. New Business

### a. New Board of Directors Meeting, April 24, 2007

- i. Publicity: Dave Lythgoe – Reported that there had been no response to the call for artists to do a logo. Lythgoe presented a May ad template and a call for a logo. It may be a time to call for artists from Mt. Hood Community College, Sandy High School, etc. Lythgoe thought he might go ahead in that.
- ii. Susan Corwin moved and Nancy Dougherty seconded a motion for Dave Lythgoe to place an ad in the May issue of *The Mountain Times* and *The Sandy Post* at the same rates as last month. Discussion: None

**Vote:** Ayes: Rick Applegate, Susan Corwin, Nancy Dougherty, Steve Graeper, Dave Lythgoe, Don Mench, Bob Reeves, Barbara Saldivar. Nays: None.

Abstentions: None.

=> **The motion passes.**

- iii. Dave Lythgoe has a volunteer to create and post signs for the Town Hall Meeting. Dave Lythgoe shared template of verbiage. He is planning on having the signs produced in yellow. It was the Board's consensus to add "Welches School" for location. The signs will be plastic (weather resistance). It was noted that they should identify "where" the meeting is and/or have "arrows" pointing a direction.
- iv. With regard to e-mail lists for individuals and organizations, Corwin asked if Lythgoe has thought of a drawing or prize for those sign up early. Lythgoe will place additional call for lists.

v. Dave Lythgoe suggested a 1<sup>st</sup> anniversary cake and photo opportunity at the next Town Hall Meeting.

5 **b. Opportunity to file for Board of Directors positions:** Everyone who is interested in serving as a Board member for the Villages at Mt. Hood should contact Chris Roth at Clackamas County.

i. Chair asked that each Supported Activity leader a one page summary of their work that could be given to the attendees at the next Town Hall Meeting.

10 ii. Don Mench pointed out that there was a new Wilderness bill put forth by Wyden. Mench asked the Villages at Mt. Hood to post a letter of support. (*See bill on Wyden's website.*) The updated version contained changes in land-trade elements (specifically acreage increases that are to the region's benefit, i.e., including more of Hunchback Mountain.) Dougherty recommend that each Board member look at the bill prior to the next Board member. (*Letter to be updated is on the Villages website.*)

15 c. With regard to filling the Secretary position, the Chair tabled action until more Board members were present.

20 **7. Oral Communication from the Public –**

a. Frances Renard addressed the Board about a letter that had been previously circulated to them regarding a Master Plan. It is about big-picture thinking. Such a plan can be developed from a focus groups process. Renard pointed to the success of the Rhododendron CPO process. Dougherty thanked her for her input. It will be made available for Board's consideration. Saldivar noted this was similar to what people had done in the Strategic Planning Process.

25 b. Gary Peck told the Board the he feels that not enough people are involved. And there is too limited time to give input. Secondly, while he commends Dougherty for her response to the letter in the newspaper, he believes that it should have the writer present to respond to her position. Finally, with regard to doing a mailing, he feels that would be a big step forward. \$600 is a small price for the communication effect.

30 c. Judith Norval reminded the Board that the County did a mailing prior to the first Town Hall Meeting where only 55 people attended. Mailing may not be the best approach.

35 **8. Adjournment**

The Villages at Mt. Hood Board of Directors meeting adjourned at 6:00 pm.

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

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**Appendix A .RESIDENTS and GUESTS SIGNED IN FOR THE MEETING:**

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5	Guibord, Garth	Sandy Post	<a href="mailto:resporter@sandypost.com">resporter@sandypost.com</a>
	Hemmert, Ellen	Resident	<a href="mailto:inspelron@aol.com">inspelron@aol.com</a>
	Norval, Judith	Resident	
	Peck, Gary	Resident	<a href="mailto:g.g.peck@att.net">g.g.peck@att.net</a>
	Reick, Alma	Resident	<a href="mailto:areick@juno.com">areick@juno.com</a>
	Renard, Frances	Resident	<a href="mailto:f.renard@verizon.net">f.renard@verizon.net</a>
10	Schacher, Keith	Resident	<a href="mailto:kwert@verizon.net">kwert@verizon.net</a>
	Werroner, Ronald	Resident	<a href="mailto:inspelron@aol.com">inspelron@aol.com</a>

**Appendix B - Saldivar Resignation from Officer Position of Secretary**

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15 Villages at Mt, Hood Board:

As of today, April 17, 2007, I resign my position as Board secretary. Current health issues are interfering with the task.

20 Sincerely,

25 Barbara Saldivar