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**The Villages at Mt. Hood  
Special Meeting, Board of Directors  
Tuesday, April 24, 2007, 4:00 pm, Community Room  
Hoodland Fire District #74, Welches, OR**

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

**1. Roll Call:**

Present: Rick Applegate, Susan Corwin, Shirley Dueber (arrived at 4:18 pm), Nancy Dougherty, Steve Graeper, Dave Lythgoe, Don Mench, Bob Reeves (departing at 5:00 pm).  
Absent: Barbara Saldivar (with notice)

Susan Corwin called for a Point of Order. She addressed the Board with her concern that there was inadequate notice since this was a Special Meeting to allow people to qualify for the meeting attendance requirement of a Board Candidate. The notification of the meeting was incomplete per the agreed upon checklist from the January 7, 2007, Board of Directors workshop: *The Sandy Post* did not have the meeting announcement; the *Mountain Times* only had it noted in the ad with other meetings and not in the "community meetings" where official notices are posted; the Fire Department Reader Board did not have the announcement; and the postings in the post offices did not visually stand out. She found that only four of the previously agreed upon six forms of notice for a meeting were accomplished.

In an informal poll of the Board members present, it was their general consensus that communications were acceptable for the meeting.

**2. Review of the minutes of March 20, 2007 and April 17, 2007**

Susan Corwin noted the following corrections and revisions of meeting minutes:

- A. In the Board of Directors meeting minutes for March 20, 2007, where the second to a motion was missing, it should read that Nancy Dougherty made the second.
- B. In the Board of Directors meeting minutes for March 20, 2007, page 3, lines 21-23: there is no record of a motion or a second for the vote. The Board found it a moot point at this time. No further action taken on the matter.
- C. In the board of Directors meeting minutes for April 17, 2007: starting on page 3, lines 8 and 10, and throughout the minutes, there is a mix in presentation of Board member names. It was clarified that the names were accurate with regard to action, just inconsistent in recording style.

Rick Applegate moved and Bob Reeves seconded a motion to use the first and last names consistently in the minutes starting with those taken at this meeting.  
Discussion: None.

***The Vote***

Ayes: Rick Applegate, Susan Corwin, Nancy Dougherty, Steve Graeper, Dave

1 *Lythgoe, Don Mench, Bob Reeves.*

2 *Nays: None*

3 *Abstentions: Shirley Dueber, because she was not present at the beginning of*  
4 *the discussion.*

5 ***The motion passes.***

6  
7 Additional corrections to the April 17, 2007 Board of Directors meeting minutes:

8 Page 4, line 15: Insert the words “work with” between “to” and “the County’s  
9 Chris Roth...”

10  
11 Page 6, line 22: remove the “s” from “Trails”

12  
13 Page 8, fill in the attendees list

14  
15 Susan Corwin moved and Dave Lythgoe seconded a motion to approve the minutes as  
16 corrected. Further discussion: None.

17  
18 ***The Vote***

19 *Ayes: Rick Applegate, Susan Corwin, Nancy Dougherty, Steve Graeper, Dave*  
20 *Lythgoe, Don Mench.*

21 *Nays: None.*

22 *Abstentions: Shirley Dueber and Bob Reeves abstained because they were not in*  
23 *attendance for the entire meeting.*

24 ***The motion passes.***

25  
26 Susan Corwin moved and Don Mench seconded a motion that henceforth corrections for  
27 the minutes should be submitted in writing prior to the Board meeting. Further  
28 discussion: None.

29  
30 ***The Vote***

31 *Ayes: Rick Applegate, Susan Corwin, Shirley Dueber, Nancy Dougherty, Steve*  
32 *Graeper, Dave Lythgoe, Don Mench, Bob Reeves.*

33 *Nays: None.*

34 *Abstentions: None.*

35 ***The motion passes unanimously.***

36  
37 **3. Officer Reports**

38 Treasurer’s Report: Dave Lythgoe reported a fund balance of \$1,181.25, with no change  
39 since the last Board meeting.

40  
41 Dave Lythgoe moved and Rick Applegate seconded a motion to order the anniversary cakes  
42 for the Town Hall Meeting, May 19, 2007, at an approximate cost of \$50. Further  
43 discussion: None.

44  
45 ***The Vote***

46 *Ayes: Rick Applegate, Susan Corwin, Shirley Dueber, Nancy Dougherty, Steve*

1           *Graeper, Dave Lythgoe, Don Mench, Bob Reeves.*

2           *Nays:* *None.*

3           *Abstentions:* *None.*

4           ***The motion passes unanimously.***

5  
6  
7           It was then reported that despite the Board's vote against doing a mailer for the annual  
8           meeting, one is recommended by the County, and it was in the organization's bylaws to do  
9           one. Don Mench suggested that additional meeting dates be presented on the mailer.

10  
11          Rick Applegate moved and Susan Corwin seconded a motion to accept the County's  
12          recommendation to mail a postcard for the Annual Meeting, Town Hall Meeting, may 19,  
13          2007.

14  
15          Further discussion: Chris Roth offered to have the County design the postcard and circulate it  
16          for Board approval. She also offered to have the mailer printed for the group. After some  
17          deliberation, it was the Board's consensus that the mailer should go out close to the meeting  
18          date rather than early. Susan Corwin suggested that the mailing be sent so that residents receive  
19          it on Friday, May 11, 2007. The cost of the postage, projected as \$364.22, would come from  
20          the Board's budget. This cost may put the board over budget for 2006-2007. Attendee  
21          resident Bob du Biel offered to cover the short fall. The Chair expressed the Board's  
22          appreciation for the offer.

23  
24          Steve Graeper moved and Susan Corwin seconded adding the words "least costly" as an  
25          amendment to the motion.

26  
27                   ***The Vote***

28                   *Ayes:* *Rick Applegate, Susan Corwin, Shirley Dueber, Nancy Dougherty, Steve*  
29                   *Graeper, Dave Lythgoe, Don Mench, Bob Reeves.*

30                   *Nays:* *None.*

31                   *Abstentions:* *None.*

32                   ***The motion, as amended, passes unanimously.***

33  
34          *Secretary's Report:* The Chair Nancy Dougherty called for candidates for the vacant  
35          Secretary position. Steve Graeper asked Susan Corwin if she would accept a nomination for  
36          Secretary. Upon her acceptance, Steve Graeper moved and Don Mench seconded a motion to  
37          elect Susan Corwin as Secretary to the Board. Further discussion: None.

38  
39                   ***The Vote***

40                   *Ayes:* *Rick Applegate, Nancy Dougherty, Steve Graeper, Dave Lythgoe, Don Mench,*  
41                   *Bob Reeves.*

42                   *Nays:* *None.*

43                   *Abstentions:* *Shirley Dueber (because she feels that Susan Corwin editing the minutes*  
44                   *for any other Board member got to see them and being the web master was too much*  
45                   *of a conflict) and Susan Corwin because of the amount of work it will entail.*

46                   ***Susan Corwin was elected as Board Secretary.***

1  
2 Marilyn Peterson asked for clarification regarding the process of submitting minutes to the  
3 Board. She asked if it would be acceptable to send the minutes to the entire Board for their  
4 review. Board members should be encouraged to read within 24 hours and respond with  
5 “read, no changes” or to submit their written corrections for discussion at the next Board  
6 meeting. It was the board’s general consensus to support this process suggestion.  
7

8 Vice Chair’s Report Bob Reeves stated he had nothing new to report.  
9

10 Chair’s Report Chair Nancy Dougherty stated she had nothing new to report.  
11

#### 12 **4. Reports from Activities Directors**

13 A. Strategic Planning Organization Shirley Dueber reported that the group has made progress  
14 in the work allocated by the Villages at Mt. Hood Board. It has identified some policies  
15 that should be in the policy handbook not in the bylaws. They are now deliberating the  
16 process for policy-making. They will return to work on policy-making and the rest of the  
17 bylaws. The next meeting will be held Thursday, May 10, 2007, 7 pm at the Fire Station.  
18

19 B. Community Center There was no report in Barbara Saldivar’s absence.  
20

21 C. Mountain Express Bob Reeves reported that there was a transportation meeting after the  
22 last Board meeting. A survey is being formulated for circulation at the Town Hall  
23 Meeting, May 19, 2007. He will have a report on its results at the August Town Hall  
24 meeting.  
25

26 D. Welches Salmon River Road Bike Lanes Susan Corwin noted she had nothing new to  
27 report. She added there were volunteer opportunities in National Forest trail maintenance  
28 and to become a Wilderness Steward. She also reported that Road 19 maintenance had  
29 progressed; all but two trees have been taken care of.  
30

31 E. ZDO Changes and Best Known Methods to Enhance the Mountain Character  
32 Don Mench stated there was nothing new to report.  
33

34 F. Barlow Trail County Park Don Mench stated there was nothing new to report.  
35

36 G. Stream Corridor Restoration Don Mench reported that another project (Arra Wanna) was  
37 moving through the approval process.  
38

39 H. Mountain Heritage Homes Nancy Dougherty told the board that she was in the process of  
40 changing the August tour date but otherwise had nothing new to report.  
41

42 I. Rhododendron Community Park Steve Graeper said there was nothing new to report.  
43

#### 44 **5. Unfinished Business**

45 The items for approval for the March 20, 2007 minutes were dealt with under Agenda Item 2.  
46

1 Don Mench brought to the Board the request for review and approval of a letter of support  
2 from the Mt. Hood Corridor Community Planning Organization's position regarding the  
3 Lewis and Clark Mt. Hood Wilderness Act 2007. (A correction was noted for the second  
4 "Ron Wyden" listing. That should be for Greg Walden.) The bill under consideration is more  
5 inclusive, the amount of acreage is increased (even though it is still down from the amount  
6 proposed in 2004). Chair Nancy Dougherty asked if the issue can be put on the  
7 Town Hall Meeting agenda in May. Don Mench noted that the bill was online. He  
8 encouraged people to read it. Changes can be incorporated into subsequent presentations.

9  
10 Susan Corwin would like to add two things in the Village at Mt. Hood Board letter of  
11 support: 1) continue wildfire mitigation, 2) continue support of communities' recreation  
12 needs.

13  
14 Rick Applegate engaged the Board in a brief discussion regarding it's endorsement of  
15 positions. With regard to the Wilderness Act, Board members have individual aspects of the  
16 bill that they embrace/endorse. He encouraged the Board to take a less specific position, and  
17 one that includes a sense of community consensus from a Town Hall Meeting. Don Mench  
18 found the less specific approach acceptable.

19  
20 Susan Corwin moved and Dave Lythgoe seconded a motion for the Villages at Mt. Hood  
21 Board to write a letter of support for the Lewis and Clark Mt. Hood Wilderness Act of 2007.  
22 Further discussion: None.

23  
24 ***The Vote***

25 *Ayes: Rick Applegate, Susan Corwin, Shirley Dueber, Nancy Dougherty, Steve Graeper,*  
26 *Dave Lythgoe, Don Mench.*

27 *Nays: None.*

28 *Abstentions: None.*

29 ***The motion passes unanimously***

30  
31 **6. New Business**

32 The Board reviewed the drafted agenda for the May 19, 2007 Town Hall Meeting. Don  
33 Mench's presentation regarding the Lewis and Clark Mt. Hood Wilderness Act of 2007 was  
34 added in at 9:30 am. It will be presented with the Chair's letter of support. At 9:45 am, she  
35 will take a hand vote regarding the community's support of the bill.

36  
37 Chris Roth confirmed that the County will do the ballot for the Board of Directors election as  
38 it is for a County Advisory Board.

39  
40 Dave Lythgoe shared his thoughts about time limitations on community members who wish  
41 to address the Board at the Town Hall Meeting. He suggested that having people sign in to  
42 speak allows the Chair to allocate the community input time accordingly. The time must be  
43 managed by the Chair. He thought there was merit in having people submit a card with the  
44 topic they would like to talk about. This would allow the Chair to group some people's  
45 presentation around a topic.

1 Rick Applegate believes some topics, such as the master plan idea, could be brought forward  
2 for deeper discussion at a subsequent meeting.  
3

#### 4 **7. Oral Communications from the Public**

5 Resident Steve Wilent addressed the board about the following topics:  
6

- 7 A. He welcomes Letters to the Editor, commentaries and guest editorials as space allows.  
8 Such input serves readers well...it does not turn them away.
- 9 B. He suggested the Board invite the new Zigzag District Ranger Bill Westbrook to a  
10 Board meeting. Chair Nancy Dougherty asked Secretary Susan Corwin to draft an  
11 invitation for him to make a presentation at the Villages at Mt. Hood Board meeting.
- 12 C. With regard to Community Input on County Lands for Recreation as a Supported  
13 Activity, Wilent encouraged the Board to shorten the title and get rid of the word  
14 "Recreation". Don Mench countered that there was a goal of recreational uses for  
15 such land. Wilent believes that it may behoove the board to get the County to invite  
16 land neighbors to participate. Steve Graeper felt that would be hard to do prior to the  
17 town Hall Meeting. There would be some time constraints.  
18

19 Resident George Wilson addressed the Board with the following:

- 20 A. He is concerned about the Community Input on County Lands for Recreations as a  
21 Supported Activity. He would like to know who is giving input on that project and  
22 who has oversight in the project.
- 23 B. He asked to be brought up to date on the Community Center project. Don Mench  
24 explained that the land use permit has been approved. The project is in the fundraising  
25 phase now. While Dan Zinzer had made a monetary commitment, the County Parks  
26 Advisory Board has not. The project leadership has 10 years to achieve their financial  
27 goal. The Community Center's projected uses should be the result of the community  
28 coming together with all their ideas, instead of a segregated group just achieving their  
29 goals only.  
30

31 Resident Judith Norval explained there was simply an architectural footprint for the  
32 Community Center...a footprint that maximizes the amount of space on the property that can  
33 be utilized by a building. The uses for a structure built on that footprint have not yet been  
34 detailed. She added that fundraising has started (there is an account being set up at the bank,  
35 grant writing is in process, etc.)  
36

37 In subsequent discussion between George Wilson and the Board on this issue, Rick Applegate  
38 explained that as an Advisory Board, the Villages at Mt. Hood Board supports the Supported  
39 Activities; it does not interfere with how they carry forward their work. The Board is not in a  
40 position to take a stand in this regard.  
41

42 George Wilson also clarified that the meeting minutes would be sent to all Board members at  
43 the same time for their review and notes of corrections for the next meeting. The Board  
44 confirmed that process.  
45

46 Resident Ellen Hemmert asked if the Board had been discussing the very large billboards going

1 up between Sandy and Gresham. She believed those towns might appreciate support. After  
2 some discussion on this issue, Don Mench stated he felt it might be better handled through a  
3 Community Planning Organization (as a land use issue).  
4

5 As the meeting closed Don Mench asked about the next steps in the Mediation Plan. Chris Roth  
6 committed to work out a date with the Board after the meeting adjournment.  
7 Steve Graeper moved and Rick Applegate seconded a motion to adjourn. Discussion: None.  
8

9 ***The Vote***

10 Ayes: *Rick Applegate, Susan Corwin, Shirley Dueber, Nancy Dougherty, Steve Graeper,*  
11 *Dave Lythgoe, Don Mench.*

12 Nays: *None.*

13 Abstentions: *None.*

14 ***The motion passes unanimously***

15  
16 The meeting was adjourned at 5:44 pm.

17  
18 Respectfully submitted,

19  
20 Marilyn Peterson

21 Mountain Quail Business Services, Inc.  
22  
23  
24

25 RESIDENTS and GUEST SIGNED IN FOR THE MEETING:

26			
27	du Biel, Bob	Resident	<a href="mailto:dubielr712@aol.com">dubielr712@aol.com</a>
28	Hemmert, Ellen	Resident	503.622.0171
29	Lythgoe, Regina	Resident	503.622.3117
30	Norval, Judith	Resident	
31	Spencer, Nancy	Resident	
32	Werronen, Ron	Resident	<a href="mailto:inspolron@aol.com">inspolron@aol.com</a>
33	Wilent, Steve	Resident	503.622.3285
34	Wilson, George	Resident	