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**The Villages at Mt. Hood
Town Hall Meeting
9:30 am, Saturday, August 11, 2007
Welches School Common Room, Welches, OR**

Call to order, Welcome and Board Introductions

The Villages at Mt. Hood Board of Directors Chair Nancy Dougherty called the meeting to order at 9:40 am. The Chair introduced the Board of Directors Don Mench, Judith Norval, Rick Applegate, Vice Chair Bob Reeves, Barbara Saldivar, Secretary Susan Corwin and Steve Graeper. Board member Treasurer Shirley Deuber is absent with notice. She also introduced Marilyn Peterson (recording minutes, Mountain Quail Business Services, Inc.) and Chris Roth (Clackamas County liaison).

The Chair Nancy Dougherty reviewed the agenda for the meeting. She also invited people to the next Villages at Mt. Hood Board Meeting, September 4, 2007, at the Hoodland Fire Department, 4:00 pm. John Borge from Clackamas County Planning and Development will be on hand to speak. At the following Board meeting, the County Sherriff will be in attendance to talk with the Villages regarding community safety issues.

Review and Approval of Minutes of the February 24, 2007 Town Hall Meeting and May 19, 2007 Town Hall Meeting

Board Secretary Susan Corwin noted that these minutes have been on her website and circulated to the Board for initial review and correction.

For the February 23, 2007 Town Hall Meeting Minutes:

The Motion:

Rick Applegate moved and Barbara Saldivar seconded a motion to approve the minutes as corrected and circulated.

Discussion:

None.

The Vote:

Aye: 28

Nay: 0

Abstentions: 43 in attendance – 28 votes = 15 abstentions.

The Action

The Motion passes.

For the May 19, 2007 Town Hall Meeting Minutes:

The Motion:

1 Bob Reeves moved and Luke Lucas seconded a motion to approve the
2 minutes as corrected and circulated.

3
4 ***Discussion***

5 None.

6
7 ***The Vote***

8 Aye: 37

9 Nay 0

10 Abstentions 43 in attendance – 37 votes = 6 abstentions.

11
12 ***The Action***

13 The Motion passes.

14
15
16 **Treasurer's Report**

17
18 ***The Motion***

19 Rick Applegate moved, Judith Norval seconded a motion to approve the
20 Treasurer's Report as circulated.

21
22 ***Discussion***

23 None.

24
25 ***The Vote***

26 Aye: 37

27 Nay 0

28 Abstentions 43 in attendance – 37 votes = 6 abstentions.

29
30 ***The Action***

31 The Motion passes.

32
33 **Presentation and Vote on New Bylaws**

34
35 The County liaison Chris Roth and Board Member Rick Applegate presented the
36 proposed new version of the Villages at Mt. Hood Bylaws, dated August 10, 2007, and a
37 flyer "Substantive Bylaw Changes from May 2007 draft to August 10 Draft".

38
39 Rick Applegate opened his comments in response to a query from Luke Lucas that, yes,
40 at the May 19, 2007 Town Hall Meeting it was the Board's then intention to have a first
41 reading of the bylaw revisions at this August 2007 Town Hall Meeting with their
42 finalization at the November 2007 Town Hall Meeting. However, it is the County
43 Counsel's position that the Board's resolution regarding updating the bylaws was in
44 conflict with the Villages' bylaws, and that the bylaws take precedent over resolutions.

1 Rick Applegate went on to say that in February 2007, the County Commissioners amended
2 the original ordinance concerning villages and hamlets. In doing so, they gave the
3 Villages at Mt. Hood a year (until February 2008) to bring their bylaws into harmony
4 with the amended ordinance. Rick Applegate reminded attendees that the Villages at Mt.
5 Hood was the first organization to be under the original ordinance. As others joined, the
6 County Counsel believed there was a need to have a template of what bylaws should
7 contain for every group; that is, a template that is more clearly in harmony with Oregon
8 Revised Statutes governing elected County bodies. This process led to the version of the
9 bylaws being considered today.

10
11 There was some discussion regarding the timing and notice of the various changes. Rick
12 Applegate reviewed the places that the materials had been published and posted,
13 including meetings in which these changes were discussed and debated.

14
15 Rick Applegate then moved to review the substantive bylaw changes from the May 2007
16 draft to the August 10, 2007 draft. *(Also see attached flyer regarding same.)*

17
18 Regarding Article IV, Section 1. Number of Directors. He reminded attendees that the
19 Villages at Mt. Hood Board of Directors are considered agents of the County. The
20 adjustment really focuses on two of the nine Board positions being tied to community
21 positions, i.e., the Hoodland CPO and the Rhododendron CPO chairpersons. In the
22 revision, there will still be nine Board positions, all representatives of community, none
23 of organizations.

24
25 Regarding IV. Section 3. Nominations. Verbiage was deleted from the current bylaws to
26 those presented today because it was redundant to the County's ordinance requirements.

27
28 Regarding Article IV. Section 4. Term and Election. This clarifies the election process
29 by stating the election of Board members will be annual, one third of Directors will be
30 elected each year, a majority of votes will be required for election, and the order of
31 election if multiple candidates all receive a majority of votes.

32
33 Regarding Article VII. Section 14. Removal of a Director. This process was not spelled
34 out in the original bylaws. County Counsel drafted this entirely new section that meets
35 the requirements of Oregon Revised Statutes. It spells out criteria and process for
36 removal of a Director.

37
38 Regarding Article VIII. Section 6. This gives a deadline for submitting minutes of Board
39 and Town Hall Meetings, in general, all meetings to the County within 45 days of a
40 meeting.

41
42 Regarding Article XII. Liability; Risk Management. This section clearly states that the
43 Board of Directors are agents of the County and subject to Oregon Revised Statutes,
44 Chapter 244 requirements regarding, in general, ethic standards. Specifically, Board
45 members may be removed by the Board of County Commissioners for violations of the
46 requirements.

1 Luke Lucas expressed his concerns about the proposed bylaws wording in Article IX:
2 Funding, with particular, taxation. (Page 5) Chris Roth noted that proposed taxes may
3 come from the citizenry, that it does come to the Villages at Mt. Hood Board who take it
4 to a Town Hall Meeting and are then obliged to send it to the County Commissioners as a
5 proposal from the citizenry. After County review, proposed taxes would go through the
6 full election process with all registered voters. Chris Roth noted that is covered in the
7 ordinance that undergirds the County's villages and hamlets structure and process. Rick
8 Applegate cited a number of opportunities for community members to oppose such
9 proposals throughout the process.

10
11 Luke Lucas expressed his concerns about the proposed bylaws wording in Article XIV:
12 Dissolution that doubles the percentage of community members for dissolution. Chris
13 Roth presented the County Commissioners position that dissolution should be a slow,
14 deliberate, well-measured process, that the organization should be protected from a single
15 hot issue dissolving an organization into which many citizens and County personnel had
16 invested time, thought and energy.

17
18 Chris Roth also told the attendees that a requirement was removed for a direct mailing to
19 citizens giving notice of an Annual Meeting. That direct mail process would cost about
20 \$3,000 for the Villages' region. The wording was changed to have the notice of an
21 Annual Meeting be distributed "as broadly as possible."

22
23 With regard to the changes in the reallocation of Board members (i.e., eliminating CPO
24 positions), the service terms are somewhat staggered. With the proposed changes, the
25 current Board members who are CPO leaders will continue as Board members, but not as
26 CPO leaders but community members.

27
28 In response to Mitch Williams' expressed concern regarding the timing of the wording
29 coming to a vote, Chris Roth responded that it was the County Counsel's opinion that the
30 verbiage changes were minor and that they could go to vote this meeting.

31
32 Mitch Williams posed an additional question: where are the limitations to Village or
33 County action? Chris Roth addressed this: as agents of the County, the Board can
34 present a contrary position and debate it with the County but not lobby other
35 organizations to take a position against the County with the Villages of Mt. Hood. Rick
36 Applegate noted that without the Villages of Mt. Hood Board, debating issues with the
37 County is on an individual basis. With the Villages of Mt. Hood Board, if the
38 communities have issues that come up, the individuals throughout the communities can
39 come together collectively to debate issues with the County via the Villages of Mt. Hood
40 Board and its work sessions with the County Commissioners. There is a boundary to be
41 honored regarding lobbying against an organization for whom you serve as an agent.
42 There is verbiage that addresses this in ordinance, according to Chris Roth.

43
44 Jane Gillies asked about one organization nullifying the work of another: i.e., the
45 Villages of Mt. Hood and the Citizen Planning Organizations. Chris Roth said that an

1 individual can still carry forward a debate with the County as can either organization.
2 None of the efforts nullify the work of others.

3
4 Anne Yarbrow asked about the percentage of community people to create an organization
5 versus the percentage of community people to dissolve an organization. Chris Roth
6 reaffirmed it was the County Commissioners position that when an organization gets
7 involved, a dissolution process should be slow, measured and deliberated.

8
9 Luke Lucas spoke to the percentage issue, also. He noted that 56 people brought together
10 an organization that is to represent the all communities and yet that is significantly less
11 than 15% of the registered voters. He feels that, further, the timing of the Board meetings
12 at 4:00 pm in the afternoon is difficult for those that work in town. Chair Nancy
13 Dougherty noted that in an effort to help with that, she noted that changing the Strategic
14 Planning Organization's meeting time to 7:00 pm, there was a drop in attendance. The
15 SPO is continuing at 7:00 pm to see if attendance grows. Rick Applegate noted that the
16 Board has discussed videotaping sessions, etc. It was affirmed that Board of Directors
17 meetings are open meetings, under public meeting laws of Clackamas County.

18
19 Barbara Saldivar noted that the process for bringing tax issues to an election vote of all
20 registered voters has been part of the bylaws from the beginning. There is no change in
21 how tax proposals would go through process, including an election.

22
23 The Board Chair Nancy Dougherty then called for the attendees to vote on the new
24 bylaws that comply with all County ordinances and Oregon Revised Statutes.

25
26 The Chair then called for a recess at 10:35 am for the ballots to be tallied. Chris Roth,
27 Alma Reick and Luke Lucas were asked to help with tallying the ballots.

28
29 Chair Nancy Dougherty re-convened the meeting at 10:50 am with a note of appreciation
30 to Steve Wilent, The Mountain Times, for his offer to publish the minutes of meetings in
31 the paper each month.

32
33 ***The Ballot Measure:***

34 The proposed bylaws would replace the current bylaws with a shorter, more
35 concise version that complies with all the requirements of Clackamas County
36 Hamlet and Village Ordinance 03-2007.

37
38 ***The Ballot Tally:***

39 Aye: 30
40 Nay: 12

41
42 ***The Action***

43 The ballot measure passed.

44
45 Board Member Don Mench announced his resignation from the Board, noting that he
46 would not be able to work under the new bylaws. He left the meeting at 10:55 am.

1
2 **Work Session on Communities' Needs and Wants**

3
4 Chair Nancy Dougherty then addressed the group about community visioning. Attendees
5 were asked to break into small groups by community. Board members will meet with
6 groups as follows:

- 7 Fabioun/Wemme/Woodlands – Sue Corwin
8 Rhododendron/Zigzag – Steve Graeper
9 Welches – Barbara Saldivar
10 Business Owners – Rick Applegate
11 Brightwood – Judith Norval
12

13 The Chair noted she would be circulating guidelines and suggestions for discussion at
14 each table. She is encouraging visioning for now, 5 years, 10 years, and further.

15
16 Attendees gathered according to region/topic at 10:58 am.

17
18 **Communities' Work Group Reports**

19
20 Chair Nancy Dougherty reconvened the meeting at 11:35 am. Work Groups presented
21 the following summaries of their discussions.

22
23 Welches – Barbara Saldivar (mix of specific area and greater region)

- 24 1. Speed bumps Welches Road/Fairway Avenue
25 2. Additional 25 mph signs on Welches Road/Fairway Avenue
26 3. Centralized water system for area
27 4. Need representative on Sherriff's Advisory Board; need facility for remote
28 reporting
29 5. Bike and footpath on Welches Road
30 6. Geographical representation on Board of County Commissioners
31 7. Safety issues
32 8. Design consistent with Mountain
33 9. Villages have direct relationship with Forest Service and BLM
34 10. Work with County to address need for future land (for school, eg.)
35 11. Eldercare facilities
36 12. Analysis of area to determine needs/additional commerce to make the area a
37 destination point
38 13. Lolo Pass road speed limit be reduced
39

40 Business Owners – Rick Applegate

- 41 1. Increased participation in the Villages of Mt. Hood by business community
42 2. Community signage and streetscape (including friendly guidelines)
43 3. Infrastructure (including excess capacity in
44 4. Business community needs (especially with increase in aging population, the
45 need for a pharmacy, for example)
46

1 Rhododendron/Zigzag – Steve Graeper

- 2 1. Need for a master plan for the region (perhaps revisiting a previous plan),
3 addressing the water issue, sewer system needs, school issues, as examples.
4 2. Need plans for fire protection, particularly with recognition that the region is
5 adjacent to a National Forest (relates to suppression ability with water
6 systems)
7 3. Public safety issues, need for increased patrol
8 4. As regional residents, the need our own control of land use, zoning and
9 planning for this area
10 5. Need for community control on recreation development, creating some sense
11 of destination. Also need to accommodate recreation needs for young people
12

13 Chair Nancy Dougherty thanked everyone for their work in groups. She will be taking
14 those to the Board. She noted that at the next Board meeting John Borge will be present
15 and start his presentation with a review of a regional plan that was developed in the
16 1970's. She reiterated that the following Board meeting the County Sherriff and deputy
17 will be present to discussion regional safety issues. The meeting thereafter, the Board is
18 working to bring in someone from the State level to discuss water issues.
19

20 It was the consensus of those present that the format of today's meeting was beneficial.
21

22 **Citizen Comments to Board of Directors**

23
24 Lloyd Savage – Noted that signage of the Villages of Mt. Hood should be on both on the
25 east and west ends of the region. Nancy Spencer referred people to the existing sign at
26 the bottom of Wildcat Mountain Road that has welcomed people for the past 30 years.
27

28 Pat Sharp – Expressed her regret that more people were not in attendance and suggested
29 that the Board might reconsider timing important issues at seasons that might allow for
30 maximum attendance.
31

32 **Adjournment**

33 The Chair announced adjournment of the meeting at 11:55 am.
34
35

36 Respectfully Submitted,
37 Marilyn Peterson
38 Mountain Quail Business Services, Inc.
39

40
41 **ATTACHMENTS:**

42 ATTENDANCE SIGN-INS – Available through Chris Roth, Clackamas County
43 Agenda
44 Minutes of the February 24, 2007 and May 19, 2007 Town Hall Meetings
45 Treasurer's Report
46 Revised Bylaws

- 1 Substantive Bylaw Changes from May 2007 draft to August 10 Draft (*flyer*)
- 2 Sample of Ballot on Bylaws
- 3 Sustainable Development: Definitions and Resources (*flyer*)