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VILLAGES AT MT. HOOD  
BOARD OF DIRECTORS

Minutes

January 3, 2012

Chair Shirley Dueber called the January 3<sup>rd</sup> meeting of the Board of Directors of the Villages at Mt. Hood to order at 4:00 pm at the Hoodland Fire District meeting room, 69634 E. Hwy 26, Welches, OR.

Attendance:

- ❖ Board Members Present: Shirley Dueber, Nathaniel Ingrao, Bob Reeves, Doug Saldivar, Pat Sharp, Kara Verdoorn, George Wilson
- ❖ Excused:
- ❖ Absent:
- ❖ Staff Present: Christine Roth (County Liaison), Kate Roth (Recording Secretary)

Approval of Minutes:

The December 6, 2011 Board of Directors minutes were presented for review. Pat Sharp made the motion to approve the minutes. Bob Reeves seconded the motion. Doug Saldivar asked about George Wilson's proposed amendments to the minutes, and Shirley Dueber said that since he was not present the amendments would be discussed later.

**Vote:** approved, 5 - yes, 0 - no, 0 - abstain. Not present at vote: Wilson, Ingrao.

Treasurer's Report:

Pat Sharp reported that the Villages' bank balance is \$2,522.18. No bills were received and no checks were written.

The Treasurer's Report was unanimously approved.

Communications: No communications were received.

County Liaison:

Christine Roth reported the Arrah Wanna bridge will be replaced this summer. The bridge will be partially funded by federal money. The old bridge may not be moved because of the cost. Bidding for the project will be opened in spring. The Salmon River bridge at Elk Park will be replaced soon with design starting this year. It has a low sufficiency rating, and that means it could be eligible for federal funding. The construction will start in 2014 or 2015.

Christine reported that Clackamas County is working on an internal task force that is focusing on the Sandy River. The group is working on short term and long term responses to flooding, as

**DRAFT**

well as consistent responses. One goal is to have one place to go for permits. Water and Environment Services (WES), Emergency Management, the Sheriff's Office and Christine Roth are included in the task force. The group is just starting, so there is little to report to the community right now.

There is a video of the November 19<sup>th</sup> Sandy River Meeting. Christine Roth has the video and can look into getting copies for others if they are interested.

Lastly, Code Enforcement is changing its philosophy. It will be more proactive and is no longer only complaint driven. The top four priorities continue to be enforced, and there is a new method where a grouping of low level complaints becomes a higher priority and can be enforced. There are also larger fines.

Persons to be heard:

Coni Scott reported that the TAP met, and received requests for \$10,000. The amount for the year is \$20,000 so there is still money remaining for projects. The morning's Chamber of Commerce meeting went well and featured a guest speaker on tourism. The Forest Service has asked Coni to report that there are upcoming tours with the USFS and USFS Rangers. Locations include Trillium Lake, Timberline Lodge, Ski Bowl and others. Coni also said that she is focusing on personal goals and is planning to continue to provide reports to the Villages Board, and she will not be staying for the remainder of the meeting after her reports since she said she is adding comments and is not part of the Board so she is stepping back.

Nancy Spencer said that there is a stream and riverbank reclamation meeting on January 17<sup>th</sup> at the school at 7:30 pm.

Old Business - Board Goal:

Chair Shirley Dueber began the discussion by recapping the previous meeting's suggested goal if considering a disaster fund or special district.

Pat Sharp said that it was a good idea, and still a ways away. Nathaniel Ingrao thought it is a good goal especially with the new County task force.

Pat Sharp asked what the reaction to the special district was when Board members talked to the community. Doug Saldivar reported that people were skeptical, and were concerned over the lack of county funds for repairs and cost of the district. He also was wondering if the County has money for flood response. Christine Roth said that she doesn't have the financials for the contingency fund. Bob Reeves said that the County does not have the money for paving, and suggested creating an emergency fund. The Board also discussed how Hoodland Fire set up a contingency fund and how they use it.

Pat Sharp said that the Board was having a good discussion. It shows how much research needs to be done. She added that Cam Gilmour agreed to talk to the Villages Board about funds and what is needed. Bob Reeves said that community members have been wanting to know how a

**DRAFT**

special district would help them, and how much money would accumulate if no disasters happened, and said that people were also willing to hear more about the idea and details. Also, the Board would need to consider what the boundaries of the district could be. Doug Saldivar and Kara Verdoorn discussed the spreadsheet of possible funding of a special district that Doug calculated. Nathaniel Ingraio asked how you would build the district, or do you start from scratch or use a template. Bob Reeves suggested talking to the Special Districts Association of Oregon (SDAO).

Both Kara Verdoorn and George Wilson said that the people they were talking to were split between supporting and not supporting a district. Pat Sharp said that there was a split by gender among the people she talked to. Many men did not support the issue and many women did support the issue. The people who supported the idea thought it should focus on flooding and road/bridge repair.

Bob Reeves suggested devoting a Board of Directors meeting to the topic, and starting with Cam Gilmour and followed by talking. George Wilson mentioned the meeting about the flood on January 17<sup>th</sup> and said that he thought it was an important topic and that people should attend it since they need to understand potential river changes. George added that he has an issue with individual responsibility on property and roads, and thought that the county or state should be responsible.

Pat Sharp said that the Board may need an explanation on how roads have been repaired and just what money the County transportation department has. Bob Reeves said the Villages could use information on the County finances and where the money goes to and comes from. Christine Roth said that DTD is funded by the gas tax and has been losing money. George Wilson said that he is very concerned about Lolo Pass and is concerned about what happens if the road washes out.

Shirley Dueber asked the Board if it would like Cam Gilmour to be at the February Board meeting or have a special meeting. Pat Sharp thought the Board should keep studying the issue. George Wilson suggested contacting second home owners, and Christine Roth said that only registered voters can vote and many of the second home owners are not registered to vote in the area. Pat Sharp said that the Board needs more information, and that any education will need to be thorough. She would like an explanation of the DTD funding and spending, as well as projects and priorities. If possible she would like to see what DTD has spent on the Villages area. Doug Saldivar would like information on what would happen if another flood similar to 2010 happened. Bob Reeves added that Cam Gilmour has never made definitive statements on what would be done to repair Lolo Pass Road if there was another big flood, but did suggest that there probably would not be the same level of repairs. The Board also considered who would collect the tax dollars, and how would services provided by Clackamas County be negotiated.

George Wilson suggested starting with the goal of money for materials needed after a flood. He asked if there could be a trailer with gas, how would emergency needs be handled, and how could the Villages realistically raise money for a major project like 2010. Shirley Dueber asked how would other organizations set up funds for emergency help. Pat Sharp said that the district would not necessarily spend money every year because floods do not happen every year, and a

**DRAFT**

supply of funds would develop. Bob Reeves suggested getting Jay Wilson of Clackamas County Emergency Management involved.

Old Business - Review Board Policy 007: Tabled until the next meeting.

Old Business - Continue debrief on information shared at November 19 County meeting:

Shirley Dueber asked if any action was needed. The Board agreed that members should try to attend and promote the January 17<sup>th</sup> meeting on watersheds and bank restoration. Nathaniel Ingrao asked if anything had been learned from the November meeting, and George Wilson said not really. Pat Sharp said that mapping and the importance of insurance was the lesson. Bob Reeves said that publicizing the permitting process and changes could be improved.

Old Business - Criteria for County bids, emergency list of County contacts for construction jobs:

Shirley Dueber asked if George has a criteria list. George Wilson said that he met with Lane Miller. He said that the criteria and process are very long and detailed. Clackamas County will work with local companies. He added that the companies he had advocated for never submitted a bid. The companies claimed that the rules made it hard to compete. He said that the Daily Journal Of Commerce has a listing of county jobs. George felt that Lane Miller understood his goal, and that a precedent was set. He continued and said that Lane Miller said that the Emergency List of contractors is only used for emergencies.

Doug Saldivar said that maybe the County can email the Villages about jobs in the area so the Board can put the information on the website. George Wilson said that all the information is already on the Clackamas County website.

Old Business - Update on traffic law changes - REACT and ODOT:

Pat Sharp reported that the Hamlets and Villages met and discussed the ODOT document and asked Cam Gilmour for help. The interpretation the group came to was that the ordinary citizen loses input. Bob's proposed letter became the template and a letter was sent. ODOT is willing to meet and willing to listen. ODOT said that no action will be taken until the meeting happens. ODOT and Cam Gilmour will meet with the Hamlets and Villages soon. Copies of the letters also went to the Board of County Commissioners (BCC). Cam Gilmour was very helpful and encouraged prompt action. There was good teamwork with the hamlets. Nathaniel Ingrao asked about the rule change, and Bob explained what was changing.

New Business - County Community Meeting - Land around Community Center:

Christine Roth said that she had talked with Jerone Kok. He would like to meet on February 11<sup>th</sup> (a Saturday) and have the Villages, the Hoodland Women's Club, and CPOs jointly host a meeting on what to do with the rest of the land on the Community Center property. The location

**DRAFT**

is yet to be decided. Christine said that the County is not changing the new building. The County considers the building plans created by the Women's Club to be a done deal. The Community Garden will stay in place. The rest of the four acres is a subject for discussion. The County would like one large meeting with much of the community rather than several smaller meetings.

Pat Sharp said that the Villages and CPOs are in an awkward position, and said that the Villages should decide if the Board of Directors is taking a position. Doug Saldivar said that money is a factor with the Dorman Center because it is too expensive to renovate or rehabilitate. Christine Roth said that she was aware that there are items at the Dorman Center that people may want to salvage. Bob Reeves said that the County is finally asking for comment on an issue that the Villages have been fighting for, and the Villages should be involved. George Wilson said that the County may see the Dorman Center as a liability and bulldoze it. Pat Sharp asked who was setting the agenda, who is getting input and who is leading the meeting.

The Villages Board of Directors asked what is the Villages task, and Christine said it was to be there and advertise the meeting. The County will run the meeting.

Doug Saldivar said that the Villages should try to make sure the plans for the Dorman Center do not conflict with the intention of the new Community Center.

New Business - Request for support letter for Forest Highway Grant:

The Villages Board has been asked to support a grant that ODOT is pursuing. It would help fund temporary signs and signals. Pat Sharp sent an individual letter of support, and used the sample letter. The support is being organized by Sonia, a senior planner for ODOT.

Bob Reeves moved that the sample letter be sent to the correct people with Shirley Dueber's signature as Chair and have Christine Roth fax the letter to ODOT. Doug Saldivar seconded the motion.

**Vote:** approved, 5 - yes, 0 - no, 1 - abstain (Verdoorn). Not present: Ingrao.

Committee Updates: Biking Trail Proposal:

George Wilson said that it was a good meeting. He read several of the goals that were presented at the meeting. He also provided some of the facts presented, including how profitable bicycle tourism is. He said that there are many biking opportunities and he is interested in pursuing it. His ultimate goal is to organize a two or three day event that is based on Mt Hood. He may apply to join the committee and would like to represent the Villages Board. There is another meeting scheduled for February in Government Camp.

Pete Nordby, Democratic candidate for Oregon State House District 52 would like to come to a meeting and introduce himself, and Board consensus was that he was welcome to come and introduce himself.

**DRAFT**

Bob Reeves and Shirley Dueber reported that the Villages Board meeting will need to be relocated for at least the next meeting due to a building problem at the Hoodland Fire Station. The meetings will be held at the Lion's Club.

Shirley Dueber reported that the Hoodland Women's Club crab feed will be on January 28<sup>th</sup> at the RV Park. Tickets must be bought in advance.

George Wilson asked if his proposed amendments to the minutes had been approved. Shirley Dueber said no and that it could be considered at the next meeting. Kate Roth said that in previous cases the amendments have been attached to the minutes if approved by the Board. Shirley agreed to place it on the February agenda.

Adjournment: Chair Shirley Dueber adjourned the meeting at 6:08 pm.

Respectfully submitted,

Kate Roth  
Recording Secretary