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**Villages at Mt. Hood
Board of Directors Meeting
Tuesday, December 4, 2007
Community Room, Hoodland Fire Department
Zigzag, OR**

Call to Order/Roll Call:

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

Board Members Present: Barbara Saldivar, Robert Baker, Judith Norval, Brigette Romeo, Nancy Dougherty, Bob Reeves, Rick Applegate, Shirley Dueber (arrived at 5:06 pm).

Review and Critique of Board Notes from November Town Hall Meeting

A review and critique of everyone's notes from November Town Hall Meeting was postponed.

Approval of Minutes of the November 6, 2007, Board of Directors Meeting.

Chris Roth noted her name was misspelled page 1, line 23. Rick Applegate moved and Bob Reeves seconded a motion to approve the minutes as corrected. The minutes were approved as corrected, with one abstention by Barb Saldivar because she was not present.

Bob Reeves moved that the Villages at Mt. Hood use the US Bank in Sandy as the organization's bank of record, with Treasurer Shirley Dueber, Chair Nancy Dougherty and Vice Chair Bob Reeves as signers. The motion was unanimously approved.

Officer's Reports:

Treasurer's Report – Shirley Dueber, Postponed

Secretary's Report – Barbara Saldivar, None, at this time

Board Bob Reeves expressed the Board's appreciation for Chris Roth's service to the organization.

Preparation for the Board of County Commissioners

Board members one-by-one shared briefly the topic and substance they planned on sharing: Community Center (Barbara Saldivar), Recycling Center (Judith Norval), business community needs (for the tourism sector, for example) (Brigette Romeo), Mountain Express (Bob Reeves). It was decided that brief, 5-minute presentations would suffice, possibly with a bit more time for the Community Center. It was the group's consensus to allow about 10 minutes for the Commissioners to speak/respond.

Discussion then focused on taking the opportunity to share two or three topics of importance for the community. It was decided the topics would be: Community Center; Budget; Design Standards (possibly fitting in the need for Public Restrooms here).

Rhododendron Summer Homes Association

RSHA Board of Directors Chairman Steve Graeper circulated materials on the water system known as Rhododendron Summer Homes Association. //See attached document.//

1
2 In response to questions, Graeper noted that there was not an identifiable need for increasing the
3 system's water rights at this time. There are some fire hydrants in the system. The system is
4 going after a grant or federal appropriation of \$400,000 for adding a storage tank. (Set for
5 consideration in 2008 or 2009). The current storage tank is up Henry Creek Road. The RHSA is
6 a water district. Collections should be about \$3,000 year-end. With regard to water for future
7 development, RSHA has capacity for infill to the district. It does not anticipate increasing its
8 area. RSHA has water rights to Henry Creek, one of the more pristine streams. To find
9 additional water, it would be to increase the water rights for Henry Creek. There is a possibility
10 for wholesale. Graeper noted that there are approximately 26-29 water systems in the area that
11 each have their own billing systems, system engineers/operators, etc. Merging the water systems
12 administratively may be pragmatic. Merging the water systems physically would be very
13 challenging. It was not known how many are surface versus ground systems. Graeper estimates
14 50-50. For an individual to drill a well, an individual would go through the County. It depends
15 on what aquifer from which the wells would be drawing.
16

17 **Oral Communications from the Public**

18 Keith Schacher encouraged the Board to consider the verbiage "rest stop". There was some
19 reservation about presenting that without a bit more background development.
20

21 George Wilson asked if there was any official update on the Cedar Ridge property. Roth will
22 touch base with Dan Zinzer tomorrow.
23

24 **New Business**

25 The Chair noted that the Board was working on water system issues at this time; zoning is
26 planned as a future issue.
27

28 The Board divided into groups to discuss details for the three topics to be presented to the Board
29 of County Commissioners: Design, Budget, Community Center.
30

31 **Adjournment**

32 There being no further business before the Board, the meeting was adjourned at 5:57 pm.
33

34 Respectfully submitted,
35 Marilyn Peterson
36 Mountain Quail Business Services, Inc.
37

38 **ATTACHMENTS:**

39 Sign in Sheets (for attendees and Board Members)
40 Agenda
41 Minutes of the Town Hall Meeting, November 17, 2007
42 Minutes of the Board of Directors Meeting, November 6, 2007
43 Rhododendron Summer Homes Association (water system report)