

**MT. HOOD FOREST HOMEOWNERS ASSOCIATION**  
**Annual Meeting - June 20, 2009**  
**Zigzag Ranger Station Parking Lot**

Approximately 200 cabins owners and families were present representing 100 cabins, despite cool and gloomy weather. A barbeque was enjoyed by the group beginning at 11:45.

**Board Members Present:** President Paula Hoiland, Treasurer Daryl Philippi, Secretary, Carolyn Raz, Chefs Scott MacCaskill, Ken Hoiland and Dietrich Weiland, and Debbie Price – absent board members: Joel Grayson and Mark Schwebke.

**Guests:** Bill Kennedy, President of the Oregon Forest Homeowners Association, (OFHA) Fran Lanagan and Christy Covington of the Forest Service., David Jacob, Lady Creek and Henry Creek (Rhododendron) Water Master.

At 12:40pm President Paula Hoiland welcomed the group and explained there were many agenda items and limited time, as the lot appraisals were to resume after the meeting. The appraiser had agreed to take a break from the appraisals so members could attend the annual meeting.

**Meeting Venues:** Because we are no longer able to use the Toll Gate Campground site for the annual meeting, we were fortunate that the Forest Service offered their parking lot this year on a one-time-only basis. A couple venues suggested for next year were the Lions Club in Welches and the Wildwood Recreation Area. Paula asked for a show of hands of those who would be willing to pay \$5.00 per car to use Wildwood. About half of the participants indicated the charge would not be a problem. With a decline by the remaining half, we will try to reserve the Lions Club or another suitable location.

**Introductions:** Paula introduced the Board Members, giving special thanks and appreciation to Daryl Philippi for all his work as Treasurer, keeper of the names, addresses and phone numbers of cabin owners, plus being the Web Master and editor of the quarterly newsletter. Paula also acknowledged all the work done by Deb Price to obtain the comparable lot information to be presented to the appraiser.

**Treasurer's Report:** Treasurer Daryl Philippi said we had a total of \$20,256.00. So far this year we have income of \$5411.70 of which \$2227.00 were donations above the suggested dues. Daryl made a plea for assistance with the website maintenance.

**MHFHA year in review:** Paula went over the work that the association has done over the past year including the support of C2; Adopt-a-highway clean up in May where close to 70 bags of trash were collected; website improvements and additions along with strong work by the "Appraisal committee" which constructed a document for the appraiser; and also discussed a few highlights from the April 2009 NFH annual meeting. Paula encouraged all Mt Hood cabin owners to be a member of not only MHFHA but also, OFHA and NFH. We must all stay working together!

**Special Guest:**

Paula introduced OFHA president, Bill Kennedy. Bill gave an overview of CUFFA (Cabin User Fee Fairness Act) and what has been done by "C2". C2 is a dedicated group of local, state, regional and national cabin owners and organizations. Their goal is to ensure that the Recreation Residence Program remains within the financial reach of families of average means. Currently several steps are occurring simultaneously to attempt to move forward as quickly as possible with these goals: Aubrey King, the Washington Representative for the National Forest Homeowners,

is providing information regarding the political climate and meetings occurring in Washington D. C.; The coalition is reviewing a Wyoming cabin owner's analysis of alternative fee calculations that he was personally promoting as a possible solution; Discussions are taking place on identifying congressional contacts; and the Coalition is working to keep all cabin owner's informed of the coalition's progress.

Bill Kennedy thanked the association for the \$5,000.00 that OFHA received which was donated to the Coalition.

He also mentioned:

1. Senator Ron Wyden (D-OR) has been inundated with letters from concerned cabin owners about the astronomical fee increases experienced by other tracts and the potential exorbitant fees for Mt. Hood. He asked that no more letters be sent to Senator Wyden but to the committee members in Congress. Letters should be sent to the other 6 committee members: Senator Lemar Alexander R-TN; Sen. John Barrasso R – WY; Sen. Jeff Bingaman D-NM; Sen. Maria Cantwell D – WA; Sen. Mike Crapo R – ID; Sen. Dianne Feinstein D – CA; R; and Sen. Ron Wyden D – OR.

He had handouts with their names and addresses (posted on MHFHA website.)

2. Bill made a plea for donations to the Coalition by either donating to your local homeowners association (MHFHA) to defray the cost of having members of C2 go to Washington, DC to encourage Congress to lobby for a change in CUFFA, which has to be solved at the legislative level. This past spring, seven C2 members went to Washington, DC, to contact as many congressmen/women or their staff to explain the erosion of the original thought to allow middle income citizens access to our national forests for a reasonable fee. It is estimated that Coalition expenses will be in the \$100,000.00 range.

3. All monies paid by cabin owners for their permit fees go directly into the US treasury fund, not to the Forest Service or the local ranger districts of the respective tracts around the nation. Therefore, none of our fee money goes to maintaining the Forest Service roads, snow plowing, etc.

4. Bill went over the results of the Economic Survey that C2 conducted earlier this year. The annual economic value to the respective communities near a Forest Service tract is \$7,600 per cabin. This is impressive. A new economic survey will be conducted within the next few months.

5. Oregon and Washington are the only two states that have a state association. Mt. Hood is the fourth largest tract in the national system with 554 cabins. Even though California has the largest number of cabins, they don't have a state association. It will take a concerted effort by all cabin owners to get CUFFA changed to allow for affordable permit fees.

**Water Master Report:** David Jacob is the Water Master for both Lady Creek and Rhododendron water systems. Since he took over the position last year, the leakage rate has been reduced from 50 gallons a minute to 10 for Lady Creek and down to 30 gallons a minute for Rhododendron.

Cabin owners should be receiving a letter with instructions on how to read their meter to determine a leak. The goal, of course, is to curtail all leakage. Since we only receive a flat-fee annual billing, it's hard to know if there's a leak.

**Appraisal Committee:** Paula asked all the members of the Appraisal Committee to stand for a round of applause. They visited "typical" lots, listed their features, took pictures and made a

report. Their lists included, assess limitations due to snow, traffic noise and road condition among other things. They searched for comparable lots and included them in the document that was submitted to the appraiser at the meeting June 19. Paula was asked to have her appraisal document placed on the website.

Paula advised that if a cabin owner feels his or her cabin is significantly different from the "typical" lot it is assigned to, one can write a justification to the Forest Service (Fran Lanagan) of why another typical is more suited. The new typical must already be one of the 24 typical lots as selected by the Forest Service.

**Forest Service Report:** Fran Lanagan and Christy Covington of the Forest Service addressed the group. Christy thanks the owners for complying with their inspection items in a timely manner. She expressed appreciation for the highway clean-up. They took a multitude of questions from the audience.

The Forest Service is well aware of our concerns about CUFFA. The Zigzag Ranger District has no way to make any changes. Their hands are tied by Congressional order. However, she encouraged us, as an association, to work for a change.

**Roads:** The Forest Service, due to budget constraints, has lost their road crews. There's only one person assigned to roads and he oversees both the Clackamas Ranger District and Mt. Hood.

Regarding persistent questions about snow plowing, Fran explained the process and compliance issues to obtain a permit for plowing. For instance: there must be turn outs; the snow must be kept plowed all season with a prescribed depth of snow retained; driveways cannot be blocked by a snow berm and must be plowed. Cabin owners need to contact Fran's office for the permit specifications. All aspects of a snow plow permit are the cabin owner's responsibility.

**Landslide on Road 12:** During the winter storms, a large land slide occurred on Road 12, blocking some cabin owners from any vehicle access to their cabins. The Forest Service has put in a request for repair funding. When approved, the repair must be put out to bid to Forest Service-approved contractors. It could take a year for the repair to be made. There may be a chance to receive some National Flood emergency repair monies.

**Cool Creek Temporary Permit:** Over a year ago, cabins owners in the Cool Creek track were notified they would only receive a one-year renewal of their permit instead of the twenty-year permit renewal that most other cabin owners received.. They were told they were in a flood plain and an environmental analysis was being made. This environmental analysis is in progress and will hopefully be completed and the twenty-year permit reissued by December 1 with several requirements to fix water/flood plain issues.

Meeting adjourned at 2:00pm.