

**Rhododendron CPO  
Meeting Minutes  
October 20, 2007  
Zig Zag Inn**

**Open Meeting**

President Steve Graeper opened the Rhododendron CPO meeting at 10:37 a.m. and determined we had a quorum. He welcomed the many visitors and determined that there was a quorum. He pointed out that this was a Rhododendron CPO meeting and asked that only CPO members vote. If a voice vote turned out to be close, then a hand vote would be taken.

**Read Minutes**

Secretary/Treasurer Sharon Lamoreaux read the minutes from the August 18, 2007 CPO meeting. There were no additions or corrections. A motion was made and seconded to accept the minutes as read. The motion passed.

**Treasurers Report**

Sharon reported the ending balance of the Rhododendron CPO checking account on September 30, 2007 as \$525.52. The balance reflects a deduction of \$6.12 to Steve Graeper for reimbursement on work done on the DAR garden. The Treasurers report was accepted.

**Old Business**

**1. All Ways Towing property zoning issue**

Steve Graeper has contacted Clackamas County Planning and Zoning, and is working with Kimberly Benthin, Code Compliance Specialist, to address the ongoing issues of concern regarding permit/code compliance violations with All Ways Towing.

A few of these issues include:

Conditional use permit – what is and what is NOT allowed

Tree removal – Illegal and un-permitted

Possible violations of the RTC (Rural Tourist Commercial) and RR (Rural Residential) zoning ordinance

Arbor Vitae plantings required along the fence

**KIMBERLY BENTHIN** can be reached by phone at 503-353-4457 to file any complaints.

**2. Rhododendron Garden Update**

There are two primary areas of concern with the Rhododendron Community and DAR Garden.

**A. ODOT and the permit extension for the garden.**

Marlene Nichols from ODOT has contacted the CPO to say ODOT is not pleased with the lack of maintenance this garden has been receiving. It was pointed out that members of the community have stopped by to do what they can but this has not been adequate. The ODOT permit for the garden expired in May and Marlene sent a letter to the CPO asking if we wished to extend the permit. President Graeper will send Ms. Nichols the request to extend the permit through March of 2009.

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**B. Access to water for the garden.**

Currently there is no access to water for the garden. Michelle Lamoreaux approached the Rhododendron Summer Homes Association at their last meeting to request a water spigot hook up. The RSHA approved this request and has decided to provide a water spigot for the garden that will be installed, at their expense, sometime next spring. The RSHA's only stipulation was that it be installed close to the nearest water main, which is at the corner where Arlie Mitchell Road makes the turn, some 200+ feet from the garden. The Rhododendron CPO will need to purchase a hose, etc. and the spigot will be locked, but the Rhododendron CPO will have a key. Additionally, the water spigot will be metered, and the CPO will be billed at the RSHA Commercial rates for water usage.

Nancy Dougherty suggested we form a committee to maintain the garden. A sign up sheet was passed around. Also, Rick Applegate has graciously offered to donate to the CPO \$100 to be applied towards expenses for maintaining this garden. Thank you Rick.

**3. Regular Meeting Schedule change**

This is a reminder. It was voted on and passed that the Rhododendron CPO will now meet *quarterly* rather than monthly. Our next meeting will be held in January 2008, date, time and place to be announced.

**4. Other Old Business**

No other old business was placed before the membership.

**New Business**

**1. Meadow Creek Wetlands**

Sharon Lamoreaux reported on the Meadow Creek Wetland fill which has been done on the property located on East Alder Street bordering the East side of E. Henry Creek Avenue. It came to Sharon's attention that the owner of the property apparently hired a contractor to fill in the wetlands surrounding her new home on East Alder Street. Sharon expressed some concerns that she and other neighbors had regarding the impact this fill might have on the water quality of Meadow Creek, the impact upon the riparian areas supported by Meadow Creek, and the impact to the value of the properties with Meadow Creek running through them. Sharon Lamoreaux has sent the property owner a letter addressing these concerns and mentioned the desire to speak to the owner about their intent. Sharon has not received a reply from the owner.

Additionally, Sharon asked the CPO to send the property owner a letter mirroring the concerns. Sheri Holm made the motion and Nancy Dougherty seconded that the CPO send the property owner a letter opposing the action of filling in the wetlands. The vote was in favor of the motion. President Graeper asked if Sharon would draft a letter and forward it to him for signature.

**2. Rhododendron CPO and The Villages at Mt. Hood**

Steve Graeper read an excerpt from the Rhododendron CPO minutes held September 17, 2005. He explained that the meeting was held during the formative stages of the

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CPO and at a time when the Rhododendron CPO was deciding whether to become a part of the Villages or to form a Village or Hamlet of it's own. The concern in 2005 was, "would Rhododendron have it's best interests fairly represented if it joined with the other communities as a part of the Villages?" This concern was the "deal breaker" back in 2005. He explained that when the Strategic Planning Committee assured representatives from the Rhododendron CPO, that the Rhododendron community would be fairly represented on the Villages Board, the Rhododendron CPO voted in October 2005 to become a part of the movement to form the Villages at Mt. Hood.

Now however, due to the recent adoption of the new Bylaws for the Villages at Mt. Hood, which no longer mandates CPO representation on the Villages Board of Directors, the question needed to be posed once again as to whether the community of Rhododendron's interests would be best served by remaining a part of the Villages or by Rhododendron forming their own Village or Hamlet?

Nancy Dougherty, former President of the Rhododendron CPO, and current Chairperson of the Villages at Mt. Hood, began the discussion by reassuring the community and the CPO that the Villages at Mt. Hood has no intent of making decisions affecting Rhododendron without first receiving input from the Rhododendron community.

Steve emphasized that he believed it was important that all communities in the Hoodland area have a voice, a presence, and a place on the board of the Villages at Mt. Hood. Joie Smith echoed those ideas and explained that a Democracy was where everyone has representation.

Steve also expressed deep concern with the procedure by which the new bylaws were, in his opinion, rushed through and voted on without giving the citizens and the communities the courtesy to discuss whether the new bylaws were in everyone's best interest. He explained that it was NOT the elimination of the CPO representation from the Villages Board that led to his decision to resign, but rather it was the method by which the new By-Laws were introduced and ultimately voted on by the community that led him to make the decision.

Steve opened the floor for the community to express their concerns, and opinions.

During the discussion, it was pointed out that although the original By-Laws were cumbersome and in need of revision, the new bylaws no longer fairly represent the attributes that are specific to the Mt. Hood communities. Instead, the Villages at Mt. Hood have adopted a set of By-Laws that were written by Clackamas County and generic enough so that all Villages within the county could use them. It was also pointed out that there were a number of Strategic Planning Organization meetings held to offer the community a chance to submit ideas for changes and that few attended.

Much discussion followed and by the end of the meeting, it was decided that an amendment to the By-Laws of the Villages at Mt. Hood be suggested to the Villages Board. This amendment should be one that will guaranty a "voting" representation from Rhododendron on the Villages Board.

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Steve Graeper concluded the discussion by making the observation that there appeared to be no overwhelming desire to secede from the Villages. However, it was evident that Rhododendron citizens felt it was important to have guaranteed representation on the Villages Board back in 2005 and they still believe it important today.

Rick Applegate made the motion that an amendment to the current Villages at Mt. Hood By-Laws be made to guarantee Rhododendron a "voting" representation on the board. Carol Haugk seconded the motion. A voice vote was taken and all who voted, voted in favor of the motion. There was no one opposed and there was no vote taken for abstentions.

President Graeper extended his appreciation to all of those who attended and reminded everyone that it is alright to agree to disagree, that's the beauty of Democracy. He paraphrased Voltaire who has been credited with saying, "I may not agree with what you have to say, but I will defend to the death your right to say it."

**Motion to Adjourn**

Joie Smith made the motion to adjourn the meeting. Carol Burke seconded. The question was called. The motion carried.

The meeting was adjourned at 12:31 p.m.

Respectfully Submitted,

Sharon Lamoreaux, Secretary/Treasurer  
Rhododendron CPO