

**Rhododendron CPO  
Meeting Minutes  
January 19, 2008  
Zig Zag Inn**

**Open Meeting**

President Steve Graeper opened the Rhododendron CPO meeting at 10:37 a.m. He welcomed the attendees and determined that there was a quorum.

**Read Minutes**

Secretary/Treasurer Sharon Lamoreaux indicated that the minutes from the October 20, 2007 CPO meeting had been posted in the Rhododendron Post Office and sent to everyone whom she had e-mail addresses for. Dan Holm moved and Nancy Dougherty seconded a motion to dispense with the reading of the minutes and approve the minutes as written as there were no additions or corrections. The motion passed unanimously.

**Treasurers Report**

Sharon reported the beginning balance of the Rhododendron CPO checking account on October 1, 2007 as \$525.52. A check was written to Zig Zag Inn for \$43.75 to cover the costs for the CPO meeting of October 19th. Members contributed \$38.50 at that meeting leaving an ending balance as of October 31 of \$520.27. No further activity has occurred leaving the balance unchanged to date. The Treasurers report was accepted and submitted for inclusion in the minutes.

**Old Business**

**Property Use and Zoning Issues**

**All Ways Towing property zoning issue**

Nancy Dougherty has tried to reach Kimberly Benthin at Clackamas County to show her photographs of noncompliance violations. Steve Graeper will also try to contact the County to discuss conditional use violations. There is continued frustration at the community level, as All Ways Towing appears to have total disregard for the community's concerns. Vehicles remain parked there that don't belong. All Ways Towing is not a storage unit. One member reported seeing dirt slumping into the Zig Zag River from this site and Arbor vitae is planted in what appears to be inappropriate places.

Question: Have there been amendments to the usage permits? Steve Graeper will find out and report at next meeting.

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

**Simon Burke Property at Littlebrook and Arlie Mitchell**

Simon Burke attended this meeting to share his intentions with his property, which is located across from the DAR Memorial (Rhododendron) Park and near Mt Hood Foods on E. Arlie Mitchell Road.

Simon is temporarily allowing his brothers to park equipment there in exchange for their work on this property. There have been fears that the parked equipment may be indicative of the future conditions and usage of this property. Simon says, on the contrary. He intends to build a nice timber framed 2,000 square foot home and perhaps turn it into a vacation rental. This is an ongoing process but whatever he ends up building at this site, it will be a welcomed asset to the community of Rhododendron. Simon is excited to own this property and plans to set the home back off the highway.

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He is also looking into rezoning the property in order to allow for some possible commercial business on the property.

*Note: Nancy Dougherty would like to have the CPO notified when properties are for sale. Why is the county not notifying us?*

*Couldn't realtors notify us on private properties available for sale?*

**Meadow Creek Wetlands**

Steve contacted Janet Kaiser, on behalf of the Rhododendron CPO via letter, regarding the concerns expressed at the October meeting. He specifically asked about the fill-in affecting the wetlands near Meadow Creek and possible septic location violations.

Janet Kaiser responded to Steve's letter via a letter, which he read to the attendees. This letter was written to assure the community that she was in compliance regarding the septic tank location as it was approved by Clackamas County prior to her purchasing the property. Also, she indicated she is working with the Department of State Lands to address the concerns expressed by neighbors regarding the Meadow Creek fill-in.

Steve Graeper would like to know the current status/resolution to the Meadow Creek fill-in with DSL. He will attempt to contact them and report at the meeting in April.

**Rhododendron Garden Update**

**Water and Maintenance**

Nancy Dougherty has volunteered to head up a volunteer group to maintain the DAR (Rhododendron) garden. Water hookup location and date for installation is in the process and Simon Burke has offered water line access from his property.

The Group of volunteers who have express a desire to help with the garden is listed below:

Nancy Dougherty  
Sharon Lamoreaux  
Barb & Merv Novinger  
Carol Haugk  
Bridgette Romeo  
Alma Reick  
Dale Crockett  
Nancy Dougherty  
Carol Burke  
Bob duBiel  
Rick and Jiyeou Applegate  
Dan Holm  
Susan Corwin

*Nancy will contact everyone for a meeting/work party this spring*

**Other Old Business**

No other old business was placed before the membership.

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**New Business**

**Swinging Bridge Park**

Steve Graeper recommended putting the Swinging bridge park idea "On Hold" at least until the DAR (Rhododendron) park is up and relatively maintenance free. Everyone in attendance agreed on this.

Dan Holm made a motion and Nancy Dougherty seconded to put the Swinging Bridge Park project on hold until DAR garden is fully established and all efforts can then be concentrated upon the bridge park. The motion passed with no one opposed or abstaining.

Nancy Dougherty suggested renaming the DAR garden to ***Rhododendron Memorial Garden*** since DAR has backed out. This idea appealed to all in attendance. Nancy Dougherty made the motion and Sharon Lamoreaux seconded that the DAR garden be renamed ***Rhododendron Memorial Garden***. The motion passed with no one opposed or abstaining.

**Membership and By Laws Review**

There was an expressed need to clarify, exactly who qualifies as a member of the Rhododendron CPO? As it is defined currently in the Rhododendron CPO Bylaws,

**ARTICLE III MEMBERSHIP**

A member must be:

- A. A resident of the recognized area; or
- B. A property owner within the community area, or
- C. A designated representative of a business, corporation, or trust within the area.

Steve Graeper clarified what defines a member:

**"A member is any person who rents or owns residential or commercial property within the boundaries of the Rhododendron CPO. (Only one vote per individual household or business.)"**

From hereon, it will be understood that this is the qualifier for membership.

Nancy Dougherty has a map that identifies the current boundaries of the Rhododendron CPO. It was suggested that the map be made a part of the By-Laws. The map will be available for review at our next meeting. Once approved, it will be attached as Exhibit A to the bylaws.

President Graeper stated that perhaps it is time to review the By-Laws and make some suggestions for amendment in order to clarify some details pertaining to membership, the bounds of the CPO, and the purpose of the CPO. He asked for input and suggestion prior to the next meeting so they may be discussed and made into formal amendments

**Other New Business**

Rumor has it that Doug and Anna McKinne have found someone who is going to lease to own ***Don Guido's*** and the "Old" Log Lodge will become a steak house. That will be a good thing for Rhododendron and the CPO wishes the McKinnes all the best in that endeavor.

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Linny Adamson wants to find out how to get the “*Pot Holes*” on Road 20 filled and repaired. Merv Novinger has had a tire pop due to the poor conditions and the potholes on Road 20. It appears that there is water run off from the puddles caused by these potholes and the water is eroding the roadbed and running onto private property. Steve Graeper pointed out that Road 20 is the responsibility of the Forest Service. We now have a new Forest Ranger for Mt. Hood National Forest and Steve will find out who the maintenance person is and contact them with a request for some road maintenance.

There are Potholes in front of the Rhododendron Post Office as well. It was suggested to talk to Tim, the Postmaster, so he can contact his landlord, the owner of the property, to get these fixed.

***Our next Rhododendron CPO Meeting will be  
Saturday April 19<sup>th</sup>  
At Zig Zag Inn 10:30 a.m.***

**Motion to Adjourn**

Dan Holm made the motion to adjourn the meeting. Simon Burke seconded. The question was called. The motion carried unanimously.  
The meeting was adjourned at 12:06 p.m.

Respectfully Submitted,

Sharon Lamoreaux, Secretary/Treasurer  
Rhododendron CPO