

Stafford Hamlet Board of Directors Meeting  
2900 Borland Road  
Tualatin, Or  
April 21, 2008

Present: David Halseth, Carol Yamada, John Kuhl, Mike Stewart, Sally Quimby, Ann Culter, Molly Ellis, John English, Jay Minor  
Excused: David Coles  
County Liason: Chris Roth  
OCP rep: Elizabeth Normand

Meeting called to order by David Halseth, chair at 7PM.

Minutes approval: John K. motion; Ann C. 2<sup>nd</sup>. Approved. Group requested that minutes be sent when sent to website for posting.

Town Hall report: Scott reported that Town Hall had been successful. Excellent turn out and much discussion that covered different information than provided at the neighborhood meetings. Even though there was feedback that it was redundant for those who attended neighborhood meetings, it is better to have the additional opportunity for everyone's voice than not. (Note: 52 of 100 were at both neighborhood & Town Hall Mtgs – Not counting Board/Committee head)

Next steps: values stmt draft(s) with MIG assistance (need \$ to move forward) Scott suggested the Vision Committee could do a table of contents for the Vision Plan without assistance from MIG while \$ being raised. David H has copies of concept plans of Damascus and Happy Valley that he will share with Scott; Chris will forward the plan from Mulino as well. John K suggested that Vision Committee also do draft of values statement from feedback and bring to Board. It would then be ready to go once agreement signed with MIG for Phase 2. The next town hall would be once there was Values Stmt ready to present to the Hamlet community

John reported that both Finance roundtables asked the question "how other hamlets get their money. Are there ones we can copy who are successful? What have they done?" Chris stated we are her model when other Hamlet groups are discussing ways to fund operations.

Sally reported Town Hall meeting evals overall were favorable for process with good interaction. Discussions were respectful and covered a wide range of information. 110 Hamlet members (counting Board and committee chair) were present and 9 non-members.

Treasurer's Report: John K. stated dollars had not changed since last report. Town Hall meeting raised \$586 in cash/check donations with a commitment of \$1250. Sally reported that map sales totaled \$260 (with additional \$180 since meeting). Donation letter will go out Monday, 4/26.

U of O Project: Carol Y reported that 3 students were here April 8 for an introduction to the area. The full class of 6 returned Sat, April 12. They will produce mock-ups of what

could work with densities in large areas and what to maintain for livability. Projected completion is last week of May; recommended presentation to mixed Board and Vision Committee meeting. Carol received 75 photos from Hamlet community, which can now be used in various ways.

Bylaws Update: John K. reported that bylaws as sent out was most current update. He requested feedback about Board decisions: as is stated now, Article 8, Section 8 (Action) states that the Board takes action by simple majority vote. John has proposed that it read “Action will be taken by consensus of the Directors present. If the Directors present are unable to come to consensus, action maybe taken by a majority vote of the Directors present.” His concern is based on upholding consensus as a Hamlet philosophy; if not written, it may be lost down the road.

Sally asked about Executive Committee, which had been included, and was no longer. John stated that the Bylaws Committee had felt all decisions should be done by total Board; an Executive Committee could be seen as exclusionary. Chris added that the other Hamlets and Village are clear that this type of committee is only for process/ planning function without decisions. Jay M pointed out that Article 8, Sections 3 & 8 detail the Board and Chair responsibility to set up committees as needed. David H stated he thought we should go with the bylaws as they are; Board can revisit the need for a “management committee” within the next 2-3 months.

Chris will take bylaws as revised to the County lawyer for review; they will then come back to the Board for vote, then to BCC, and approved at the next Town Hall meeting. Carol suggested a vote process with red (no) and green (yes) cards.

IGAs (intergovernmental agreements): David H stated he has had conversations with cities and the County about the need for IGAs for formal communication agreements. These would be similar to the IGAs that cities have for who provides services, except ours would be for communication. There would be a formal agreement between the cities, Metro and others as needed to detail communication plans. Example would be West Linn agrees to have formal meetings ongoing with Board of Stafford Hamlet. Clackamas County would sign with entities. Apparently, there is not a current sample that could be used. David will investigate with Lynn Peterson and others at the County as to how these should be worded.

MIG support: Sally questioned if specific work is outlined in Hamlet agreement with MIG as to what they will do for the money they are requiring. Sally has concerns that we are paying a high price for less services than she expected. Elizabeth discussed the need to have Phase 2 and 3 agreement completed and signed; she felt this would detail the information that is being requested. John and Chris stated they have detailed bills for Phase I; Chris will send to everyone on the Board. Carol reminded the Board that initially it was agreed that OCP, as intermediary, would be renegotiated at the end of Phase I. She suggested this be discussed with Elaine Hallmark of OCP.

Volunteers: David and Jay discussed the need for volunteers who live within the Hamlet who could provide us with planning and facilitation assistance. Mike said that one of the Hamlet residents approached him about making the digital images of the maps and then

selling them in that medium...The maps are in the public domain. Mike will check what that person had in mind. Sally believes that American Title gave us rights to them after they had done the first print; she will check with Kathleen Roles, who facilitated this for us.

Update on Ben & Jerry Foundation grants: Mike said that even though Ben & Jerry Foundation didn't accept our grant request, his neighbor was approached by a real estate development group that was funded by Ben & Jerry's to sell their land for development. Mike will follow up to determine what this connection is and if we should resubmit with this information.

Next meeting May 19, community and board combined. 7PM at Athey Creek  
Possible agenda items: Information from MIG re cost of Phase 2; continuation of agreement with OCP; committee design and involvement; volunteer recruitment

Meeting adjourned at 8:30PM by David H, Chair.

Respectfully submitted,

Sally Quimby  
Hamlet Secretary