



Serving the Communities of Beavercreek, Carus, Echo Dell & Fishers Corner

Board Meeting – October 20, 2022
7:00 p.m. VIA ZOOM
Meeting Minutes

Call to Order: 7:00 P.M.

Board Attendees: Tammy Stevens (Chair), Bill Merchant (Vice-Chair), Kenny Sernach (Director at Large), Jessica Sernach (Secretary, Speaker & Corresponding Secretary), Joe Matteo (Director at Large), Mark Hillyard (Director at Large) and Cheryl Buchert (Treasurer)

Special Guest: Rachel Ringle, Board Applicant. Tammy introduced Rachel and suggested she step into Jack's role to try out the position for the remainder of Jack's term. Bill Merchant made a motion to appoint Rachel Ringle to fill Jack Hipp's vacant position until the end of his term (October 2023). Joe Matteo seconded the motion. The Board voted unanimously in favor. Training is required. There could be a book or video to review. Bill explained that records retention is the responsibility of Clackamas County. Rachel will not be able to vote as a Board member until she receives Board status. There was a reminder that Board members are agents of the county and we are required to report child abuse. Jessica will send contact information to Rachel.

1. Land Use Applications:
 - a. There are none.
2. Land Use Activities/Decisions:
 - a. Z0432-22 Keith Griffith, 15814 S Leland Road, Beavercreek, zoned FF10, 19.87 acres, requesting a new temporary home for care. Approved subject to conditions. This was previously supported by the Hamlet.
 - b. Z0372-22 Alexander Shah, 18531 S Upper Highland Road, Beavercreek, zoned EFU, 39 acres, requesting to replace dwelling on EFU and maintain current dwelling as an accessory building. This has been approved subject to conditions. This was previously supported by the Hamlet.
 - c. Z0467-22 Thomas & Jeanne Miller, 22600 S Beavercreek Rd, Beavercreek, zoned EFU, 4.96 acres, requesting the renewal of a temporary home for care. Approved subject to conditions. This was previously supported by the Hamlet.
 - d. City of Oregon City, Park Place Crossing Master Plan, Livesay Road, Oregon City, a 92-acre 6 phase subdivision with



approximately 476 residents. Sent letter to Planner on 4/11/22 with Hamlet's concerns. OC Planning Commission approved subject to conditions. Appealed to Oregon City's Council who 4-0 declined the application.

3. Cheryl Buchert, Treasurer
 - a. Treasurer's Report - we are 4-5 months behind in receiving Trust reports from the county. An interest calculation must be done. Katie Cooms is responsible for providing this report. Cheryl will contact Katie and copy Clackamas County Community Involvement. Finances are on a fiscal, not calendar schedule.

4. Bill Merchant, Vice Chair
 - a. Replacing Jack Hipp on the Board – Rachel Ringle - complete.
 - b. Board Election – October 26 Town Hall. The Clackamas County staff will be attending the meeting to help facilitate the voting. The general election is coming in early November. Information is provided on the Hamlet website regarding voting registration.
 - c. Region 1 ACT. ODOT is divided into regions. Bill provided an overview of the purpose and a brief history of the organization. He continued to describe some of the initiatives and projects the organization is involved with including tolling.
 - d. CPO Summit. Bill provided an overview of the history and purpose of the organization and described his involvement.
 - e. Clackamas County Committee for Community Involvement. Bill provided an overview of the history and purpose of the organization and described his involvement.
 - f. Community Road Fund Advisory Committee. Bill provided an overview of the purpose of the organization. He described some of their existing obstacles and his involvement.
 - g. Beaver Creek Cooperative Telephone. "We're still here, we're still working". Bill provided an overview of the organization and some of the current project statuses.
 - h. Hamlet Website. The correct resource is needed to help cleanup the website. The calendar will wait until the new website is commissioned.
 - i. Cleaning of the Reader Board. This has been completed. Bill pressure washed the sign. More letters will be needed soon.

5. Jessica Sernach, Secretary & Corresponding Secretary
 - a. CSWCD - Jessica provided an overview of the Molalla NWQI (National Water Quality Initiative) project. They are working to get the plan approved to move forward with evaluation, prioritization and defining a roadmap.



- b. Documentation Library - there are multiple locations available for this and an evaluation and collaboration is needed to determine the most effective location and approach.
- c. For Safety Issues – Directors’ Addresses are complete except for one member. Jessica suggested adding a safety moment to future meetings. Topics for the immediate time of year include: air quality, ladder uses, and slippery roads after the first rain of the season.

6. Mark Hillyard

a. Parks Committee

- i. PGE Meter – Cheryl Reported 10/16 that another power spike has been observed. The use of the power washer could account for some of the increase in energy. The electrical circuit and photosensor are the primary suspects. The budget has been assembled for the park’s electrical upgrade and is estimated at \$6,700. Volunteer time and donating materials are needed.
- ii. Flea Market & Craft Sale September 24 & 25 - The report has been distributed to the board.
- iii. Bingo Fundraiser 10/16 – a report has been distributed and there was a lot of positive feedback from participants of it being a fun event with a lot of participation.
- iv. \$1,570 will be deposited into the Trust account. \$100 has been paid to American Sani-Can.
- v. Beavercreek Lions - they want to get involved with the Hamlet. Pam Mullikin asks how the Hamlet could promote their functions and how they can be involved in ours. Tammy will reach out to Pam.
- vi. Leland Park - overseen by Beavercreek Charitable Trust. The process to get educated and involved is uncertain. Mark, Bill, and Tammy met with Paul Hauer to discuss the history of the park and brainstormed how to engage with Bruce Powell. They got a feel for where they are today, and discussed how the Hamlet can be supportive. Paul will arrange a meeting with the Trust and the Hamlet.
- vii. Rachel asked about the Beavercreek Bulletin and Tammy provided an overview of the history and activity involved with its production. Rachel wants to get involved with this effort to highlight stories of local neighbors.
- viii. Other Park Topics/Ideas are being received. Topics will be discussed during the Strategic Planning meeting. Tammy provided an overview of the activities and the purpose of the Strategic Planning meeting. Money spent for the tree lighting ceremony will need to be approved before funds are spent.



The budget is requested to be submitted early and approval is needed before funds are spent. Requesting funds from the trust account can take up to 3 weeks.

7. Joe Matteo, Director at Large
 - a. CSWCD - previously discussed.

8. Kenny Sernach, Director at Large
 - a. C4 – the October meeting was canceled.
 - b. Clackamas County Budget Committee & Audit Committee - they are not meeting.
 - c. Kenny requested crash data for Jan 2016-2020 of the Leland, Kamrath, Beavercreek Roads intersection and reported that 6 accidents were recorded, 2 of those involved injuries. Tammy will forward the email to Rachel. There is speculation that the intersection is not so bad because people know it's so dangerous and take extra precautions.

9. Miscellaneous Topics:
 - a. Welcome To – Sign Photo is still to be scheduled. Tammy and Joe will coordinate.
 - b. Welcome to the Hamlet – 4 signs. Tammy provided a history of the signs, their theft, and an overview of the new signs to be installed. 3 of the 4 are mounted. One needs to be relocated to its correct location.
 - c. Clackamas Fire District #1 Levy - there might be a guest speaker to discuss this.
 - d. ClackCo: highlighting the Hamlets. Tammy has been interviewed and she read the article.
 - e. Tammy will send the Hamlet calendar of meetings to Rachel.
 - f. Jessica will create a Kudoboard to thank Jack for his service to the Hamlet.

10. October 26th Town Hall Community Zoom Meeting:
 - a. Agenda (speaker invited via zoom link?)
 - b. Guest Speaker – Diana, Succession Planning
 - c. Elections
 - d. Future Guest/s: November I-205 Tolling; May 2023 Tansy information,

Adjourn: 9:03 P.M.