

WCDC minutes for July 23, 2015 Meeting

Members Present: Tim Crampton, Linda Crampton, Rick Stephens, Peggy Reichert, Heidi Delph, Lyn Delph, Sheldon Delph, Mary Lou Andrews, Chuck Price

Chuck read the minutes for the June meeting and gave a current financial report. Both reports were approved unanimously. Currently \$5000 remains in the Oregon Community Foundation line item for the covered wagon site, \$1000 in the city budget line item, \$240.08 in Hodaka Club line item and \$1871.31 in the Brick Fund.

As Mike Dowd was in attendance we first discussed the size, lettering and verbiage for the new sign at the covered wagon site. Mike has generously offered to donate his time and labor in construction of this sign. A motion was made and approved to use the following verbiage: "Welcome to Weston, Gateway to the Blue Mountains, Enjoy Your Visit". Mike stated that redwood is one of the most durable woods which he would recommend. He also said that Rob McIntyre who is reconstructing the Gem Theater in Athena had saved some interior timbers which might be suitable for the sign. He will check with Rob next Monday. Chuck stated that he might have some planking which could also be suitable. Chuck will contact Mike next week to determine if McIntyre's timbers are appropriate and available. If not, they will consider Chuck's planking for the sign. We discussed that the sign could be anchored with older implaced tree stumps or locust posts. Sheldon reported that there were dead locust posts available at the Saling House which could be cut after fire season. Chuck stated that Jim Gentry had dried locust posts which he might donate to us. He will ask Gentry's when the time is right. Rick reported that Suzi Hoepfner had a very attractive sign where the lettering had been "burnt" into the wood. Considering that most vehicles are traveling approximately 30 miles per hour when passing the new sign the lettering should be a minimum of four inches and preferably six inches or taller to be able to read the sign while moving. Chuck reported that Jerry Frison had recommended a long wooden plank two foot tall before considering the verbiage. Later we agreed that we will also need to reimburse Mike Dowd for wood sealers, router bits and other materials that he will have to use to complete the sign.

Sheldon stated that he had talked with Dave Spurgeon who is working on the appraisal for the covered wagon site. In their opinion, there should not be a conflict of interest if Jennifer Spurgeon does not work on the appraisal.

Rick reported the new banner arm parts are still on back order at M&C Machine, thus he was not able to get an invoice to Debi before she closed the city books in July. As we did not have a valid billing unfortunately we were not able to utilize the \$212.78 balance in our 2014-2015 city budget line item.

Tim stated that he had not received a new update from Sam Tucker regarding the nonliability statement for the Rural Fire District's property where we will site a second wagon site on the south end of town.

Sheldon brought up the question as to whether it was better for the WCDC to have a nonprofit or profit corporation status for grant purposes. He stated that it takes 3-6 weeks to receive profit corporation status from the State of Oregon. This compares to 8-16 months to receive nonprofit status from the State and IRS. Chuck said that he would check with Bruce Buchanon as to which status is preferable for grants.

Chuck reported on additional information that he had received from Tim Albert regarding the Horizon Housing project in Athena. The first duplexes that they had constructed were one and two bedroom units approximately 800-900 square feet in size and included a stackable washer-dryer, exterior covered patio and 4'x8' storage. They had also constructed a 30'x40' community room with video-only tv, easy chairs, games and davenport and a small 7'x10' office for their daily operations manager. The newest recently constructed units were one bedroom only 650 square feet in size and extremely small in livable space.

The cost of application completion, architectural fees and construction for these last four one bedroom units totaled approximately \$750,000. Both sets of units rent for approximately \$500 per month before a \$100 per month allocation from Capeco for utility bills. Chuck did not think that Tim would recommend to us to build the much smaller 650 sq. ft. units, they were just too cramped for the occupants while the two bedroom units were much more livable. He stated that we must also allow for parking and handicapped access when finding a property for the duplexes. Considering construction costs, due to complexity of the government grant applications they had to spend \$50,000 to pay a consultant to complete the applications, find an govt. housing experienced architect and govt housing experienced construction contractors. Also, due to the govt required "Earth Advantage" construction parameters, their architectural fees were 30% higher for the newer constructed units. These architectural fees approximated \$30,000-\$40,000. Currently they pay Cascade Management \$400 per month for govt required record keeping and resident vetting and their daily operations manager who works 20 hours per week \$400 per month managing maintenance, bookkeeping and completing heavy govt paperwork requirements. They also pay a maintenance person 6-8 hours per week for mowing, painting and electrical work (govt. requires bonding for this person). Tim thought our paid personnel requirements would be much less due to our 2-4 units vs. their 10 units.

Tim Albert's recommendation to Chuck was to contact Lloyd Shank who is a property manager for several local rental complexes to receive more information regarding the cost of a daily operations manager and daily maintenance services for our units. Chuck stated that in his opinion considering the extremely high cost of paying a govt. housing experienced consultant, architect, and construction contractors and monthly fees for govt experienced housing management services and daily operations services that the WCDC should seriously consider finding grant funding from private foundations to finance our senior housing project vs. govt. grant funding.

A motion was made and passed unanimously to accept Peggy Reichert as member of the WCDC.

Respectfully submitted,
Chuck Price, WCDC Secretary-Treasurer