

**Century West Neighborhood Association
2006 General Membership Meeting Minutes
October 19, 2006**

1. Motion to Open the Meeting

Brell moved to open the meeting; motion seconded by Evert. Motion passed.

Board Members present: Bob Brell, Jason Moyer, Denise Gorman, Rich Ray, Peter Fleming, David Light, Brett Evert, Judy McKrell and Gayle Lewis, plus Board Coordinators Whit Ross and Ron Webber.

Approximately 55-60 CWNA members were in attendance.

2. Introductions and Welcome.

Brell, CWNA Chair, introduced himself and each Board Member, their Ward # and responsibilities. He also introduced Whit Ross, Board Coordinator for Sunrise Village, and Ron Webber, Board Coordinator for Broken Top.

Brell then thanked each of the Board members and Board Coordinators for their time, talent and energy each brings to the CWNA Board. Brell pointed out they each individual is a volunteer, giving back to the community and expecting nothing in return. Brell further stated each Board member represents the CWNA Membership and the issues that are important to the membership, not issues that may be important to any one Board member.

Brell then acknowledged Board member David Light for creating and producing the first CWNA Annual Report which was distributed to each member upon arrival. Light took a speech made by Brell to the Bend City Council earlier in the summer on the activities of CWNA and created the Annual Report format, added significant enhancements and produced it for the Membership. A great job!

Brell thanked Board Member Rich Ray and Brell's wife, Dellie, who assisted with the meeting arrangements; Sunrise Village Board for use of their Clubhouse for the meeting; and Diane Wilcox, GM, Mt. Bachelor Village, for use of the Fireside Room for CWNA's monthly Board meetings.

Brell lastly introduced Jim Barrett, Director of Development, Arrowood Development LLC, Mike Magee, Engineering Division Manager, Public Works Department, City of Bend, and Eloisa Chavez, Coordinator, City of Bend, Office of Neighborhood Associations.

Brell then addressed the audience and thanked them for coming and encouraged them to spread the word about CWNA with other neighbors.

3. Motion to Approve the September 12, 2006 CWNA Board Meeting Minutes

Fleming moved to approve; Lewis seconded. Motion passed.

4. Land-Use Development – Bob Brell, Committee Head.

Report to the Membership. Brell updated members on the Land-Use Development issues, which he indicated was the single biggest issue noted on CWNA Membership Applications. He explained the Land-Use process, in which CWNA receives a copy of each building permit application within the CWNA boundaries, and has the opportunity to review and respond, if necessary. CWNA has reviewed many applications since the last Land-Use report during the CWNA Spring General Meeting, and deemed none, during those five months, to be warranted for a response.

Brell brought attention to two new land-use actions: 1) Tract G, Skyliner Summit at Broken Top, southeast corner of the intersection of Mt. Washington drive and Skyliners Road, for a tentative plan to subdivide an existing 2.4 acre parcel into 13 single-family residential lots in the RS zone; and 2) A Public Meeting called by Pinnacle Architecture LLC on Thursday, November 2, 2:00pm, at the offices of Pinnacle Architecture LLC, 547 SW 13 Street, Suite # 1 to discuss improvements to a parcel of land located at the SE corner of the Mt. Washington Drive/Century Drive roundabout.

Brell updated members on the City's Development Code, recently updated on August 7, 2006, and that CWNA was represented at City Council Meetings dealing with Code Revisions and spoke on the issues of building heights, open space, neighborhood convenience areas, traffic safety and lack of concurrent planning and funding.

Brell concluded that CWNA is also represented on the Steering Committee on the Residential Lands Study which deals with the next round of annexation and UGB (Urban Growth Boundary) push-back, stating that the study is in mid-stream and is expected to come forward with recommendations to the City Council by year end.

5. Transportation and Traffic Safety-Jason Moyer, Committee Head.

Report to the Membership. Moyer updated members on the Century Drive traffic and safety issues (excessive speeding, speed signage, lack of enforcement and pavement marking) as well as the Mt. Washington Drive/Century Drive roundabout failure during the start and end of each school day. Moyer sighted both Cascade Middle School and Seven Peaks School stating that it creates safety issues due to traffic grid-lock at the roundabout. Moyer stated the City of Bend has recently recognized Century Drive from Newport Avenue south to the City Limits in the Bend's top-12 list of arterial road issues. In conclusion, he asked CWNA members to share any and all concerns.

6. Finance – Denise Gorman, Secretary/Treasurer.

Report to the Membership. Gorman updated members on the CWNA budget, including where the budget comes from and how it is spent. Gorman pointed out CWNA's most recent budget (July 1, 2005-June 30, 2006) totaled \$1,960 based on a grant of \$1.02 per tax lot on 1,922 tax lots within the boundaries of CWNA just prior to July 1, 2005. CWNA spent \$1,960. The 2006-2007 budget increased to \$2,205 based on 2,162 tax lots just prior to July 1, 2006. *Question from the audience:* Can you use the email process to communicate instead of mail and save on postage? *Brell answer:* Per CWNA bylaws, CWNA has to send notice of CWNA's two annual General Membership Meetings to all tax-lot owners within CWNA boundaries, whether they are a CWNA member or not, and CWNA does not have email addresses for non-members so must use the postal service. Each mailing runs approximately \$ 950 leaving very little for other expense items.

7. Membership – Judy McKrell, Committee Head

Report to the Membership. McKrell updated members on the CWNA membership. She announced that CWNA had 256 members and added ten more during tonight's Open House. She compared that to 105 members one year ago and mentioned CWNA is the fastest growing Neighborhood Association of the 12 NA's in the City of Bend which will soon number 13.

McKrell explained what a Neighborhood Association is and what it does for its members and referred to the CWNA brochure which provides a detailed description. McKrell asked for the

opportunity to speak at HOA general meetings about CWNA, and asked members to pass the word around and encourage others to join.

Concluding, Weber mentioned the timely information that CWNA has been able to convey to the membership; information that Broken Top Community Association would not be informed of in as timely a fashion.

8. Featured Presentation- Tetherow Resort (formerly Cascade Highlands Destination Resort).

Brell re-introduced Jim Barrett, Director of Development, Arrowood Development LLC and acknowledged Femke van Velzen, Director of Marketing, Arrowood Development LLC and a CWNA member who was also in the audience.

Barrett presented plans for the new destination resort, Tetherow (previously known as Cascade Highlands Destination Resort). Barrett began by walking through the entire general plan, displaying a map of Tetherow. Barrett named each of the collector roads and explained the trail connections. He then reviewed the status of each phase: a) Golf course - presently under construction. Summer 2008 completion date; b) Connecting roads - begins November 1, 2006. Spring 2007 completion date; c) Building Lots - will be done in phases; d) Resort Lodge – will begin in 2007; and e) Century Drive Interchange - will begin Spring 2007. His phase update concluded that the entire development plans to be completed rapidly, within 2-5 years.

Barrett recognized and responded to the concerns of traffic on Century Drive, blasting during excavation, drainage, and dust storms. He then informed members about the golf course design.

Brell opened the meeting to questions from members. Questions and answers included the following:

Q: How much traffic do you anticipate on Metolius Road? *A:* Average traffic.

Q: Are you responsible for the road damage due to construction trucks. *A:* They are independent contractors. Most large boulders, etc. will remain on site. *Magee:* truck drivers use the road with their intended purposes. If they are not, there is code enforcement.

Q: Where is the road entrance from Century Drive? *A:* Barrett indicated the location on the map which began across the road from where Bachelor View Road intersects with Century Dr. and sweeps southwest up over the rim onto the project interior.

Q: What will we see from our neighborhoods? *A:* Code will restrict heights. Barrett then reviewed the setbacks.

Q: What is the space between Century Drive and the development? *A:* Approx. 400 feet of natural land. Signage is planned at the entrance.

Q: Will the area along the entrance road be impacted when blasted? *A:* landscape plan will allow that area to re-grow naturally. *Van Velzen:* we will take the initiative of informing neighboring homeowners of any future blasting. Such notices will be sent to Bob Brell at CWNA for redistribution to CWNA members.

Q: Plans on Metolius Drive within the City? *A:* Unknown at this time.

Q: What types of golf memberships? *A:* Open to hotel guests and homeowners.

Q: Metolius Road will not be used for construction. What will be done to not allow it? *A:* The problem will only be a problem during infrastructure. After that, it will depend on homeowners to enforce. A plan will take place by then. The road will stay closed to public use until the City approves its opening.

Q: Signage planned? *A:* Nothing is planned yet, but it will be themed.

Q: Lighting planned? *A:* There is a night sky ordinance. Plans are to keep it sensitive, using down lighting. Ordinance between city and county is similar.

Q: What are the lot phases? *A:* Roads first, then private roads. Lots located near center of Tetherow's property will be developed first. Rest will depend on the market. Arrowood's plan is to "get in and get out" as rapidly as possible, benefits the golf course and adjacent communities.

Q: Are the collector roads public? *A:* Yes. *Van Velzen:* There will be some private roads within certain neighborhoods. The resort is not a gated community but some of the private neighborhoods could be gated...

Q: Which roads will be public? *A:* Barrett indicated the roads on the map which included Skyliners Ranch Road and Metolius Road.

Q: Speed limit on road? *A:* 35mph is planned.

Q: When will the trails be back open? *A:* When the collector roads are finished, and they are safe to use.

Q: Height of hotel? *A:* Three stories, 40 feet. To be completed late 2008.

Q: Are the developers doing the phases as a team or independent? *A:* They are independent but will have architectural reviews enforced. We control the majority of land and decisions.

Q: Lots sales? *A:* Plans to launch the first lots will be summer 2007. No purchases have occurred yet.

Q: Will CC&Rs enforce lot owners to build within a grace period? *A:* Not required but some incentives may be included as part of the CC&Rs.

Q: Does Tetherow have a webpage? *A:* It is planned for early 2007. All public records are available on the County's website.

Q: Fencing plans? *A:* The construction fences will be taken down after the construction of the golf course and roads are completed.

Q: What is under site plan review? *A:* Right now, the golf course and maintenance buildings.

Q: Is there a sales office? *A:* Will be located in the new Franklin Crossing Building, downtown Bend.

Q: Is the entrance road off Century Drive intersecting at Bachelor View Road? *A:* Yes.

Q: Concern about traffic safety at that intersection ... Arrowood contributed land at that location. Other properties there include Bend Parks and Recreation and County. Looking for a solution, since the land is available to implement a roundabout now. *A:* Arrowood would like a roundabout also, but is not the decision maker. Traffic will be safer with the planned turning lanes, though.

Q: Any traffic manager been involved during your studies? *A:* Hired a traffic engineer, when needed; none at this time. It's a County and ODOT issue. Would like to keep communication open.

Q: Will the resort be annexed into the City of Bend? *A:* We have signed consent to annex as part of our Sewer and Water Agreement with the City of bend. The City controls when that happens.

Arrowood Development provided a handout to all present entitled, "Bend Resort Reveals Name and Exclusive Hotel Partner". Anyone wishing a copy please contact Arrowood Development LLC, 250 NW Franklin Avenue, Suite 203, bend, OR 97701, attention: Community Relations or email community@arrowooddev.com or contact Bob Brell 541-382-9426 or email bobdellie@bendbroadband.com.

9. Other Business

None.

10. Motion to Adjourn

Ray motioned to adjourn at 9:02pm. All were in favor.

Next CWNA Board Meeting

Wednesday, November 8, 2006, 7:00 pm, Fireside Room, Mt Bachelor Village.

Future Board Meetings

Second Wednesday of each month at 7:00 pm, Fireside Room, Mt Bachelor Village.

CWNA website: www.bendneighborhoods.org/centurywest