

Mon., June 8, 2026: BWNA General Meeting Minutes
Sylvan Learning Center, 4300 N.E. Fremont St. (or via Zoom)

- 1) **Introduction of Board members and non-Board member committee chairs:** Al Ellis, President, Tim Gillespie, Vice-President, Karla Lenox, Treasurer, Patti Koehler, Secretary. At Large Board Members, John Sandie, Aaron Breakstone, Angela Frome, Colin O'Neill, Susan Trabucco, Rob Lee, Tim Root, David Knowles, Crystal Grainger. Committee Chairs: Matt Grainger, Website Committee (via zoom).
- 2) **Board members with excused absences:** Patty Nelson, Tom Cuppernull, Mary Roney, Wilshire Park Committee, Michelle Rudd, Communication Committee
- 3) **Introduction of attendees** not serving on the Board or a committee: Graeme Rudd, Diane Charlton, Sky Waters, Jim Karlock, Joan Meyerhoff, Suzette Farmer, Molly McRobbie via zoom.

Association Meeting and Governance Items (Board member-only voting)

- 1) **Approval of agenda:** Al moved that the Transportation Report be moved to directly following approval of the agenda as Graeme Rudd, who is being voted on to replace Colin as our transportation chair, is unable to stay for the entire meeting. Tim moved that we accept the change, Crystal seconded and the motion was approved unanimously .
- 2) **Transportation report:** Colin reported there has not been much of an update in the last couple of months. Past communication with PBOT resulted in the installation of speed readers on Fremont and that is usually a six month installment period. PBOT will be reviewing the demand for speed readers in 3-4 months and then deciding if they should stay or get moved elsewhere. There is a need to follow up with traffic counting that was done on 42nd Ave. Recommend communication with Beaumont Middle School and Safe Routes to School folks to make sure that traffic is, at the least, maintaining speed limits. A lot more activity on Fremont with the plaza so speed and safety needs to be continually monitored. Colin reports he has worked with PBOT for two years and is happy to pass that on to Graeme Rudd to see if we can continue to get more attention and focus on our neighborhood. Colin will continue as a BWNA board member and will be assisting more with the newsletter as well as the Plaza Committee.
- 3) **Graeme Rudd** introduced himself. He grew up on the East Coast, but moved here in 2019 to raise his two children, with his wife Michelle Rudd , (who chairs BWNA's Communications Committee). He bikes a lot and has a strong interest in maintaining safety of the roads. Multi-structured dwellings are coming into our neighborhood and as things change we need to make sure it is safe for the children here. He is interested in pushing for permit parking and things of that nature that will bring more attention from PBOT to this area. He emphasized the need for documentation as his past experience with PBOT has been underwhelming. He feels PBOT lacks accountability and that the problem is that their metrics are not being adequately collated. He hopes to gather information from people in the neighborhood to hear what needs are not being addressed. He feels part of the problem is our neighborhood is being treated as a thoroughfare, not a destination, and they are not going to allocate the resources that should come with the increase in traffic in a changing neighborhood. If PBOT is not responsive to our documented needs, then there are three elected representatives in our district who may be more responsive. Graeme shared that he spent 14 years in the military as a Green Beret, he then went to law school and while he is not a practicing attorney he works as an operations officer and this is the kind of thing that he does normally.
John moved that we approve Graeme as our transportation chair, Susan seconded, Graeme

was approved unanimously.

- 4) **Approval of minutes** from May 11th Board Meeting (Patti Koehler) : As amended, Aaron moved, Angie seconded, approved unanimously
- 5) **Speakers:** husband & wife Chris Rauber/Kim Williams: N.E. Village PDX presentation:
Al introduced Chris Rauber, a member of our newsletter team and a reporter, and his wife Kim Williams. Chris explained that he and Kim moved here from the Bay Area in 2022 and joined Northeast Village soon after. Following a brief vetting and training process they quickly got introduced to several of the leaders and members of the group over beers and within a few months he was helping to edit the newsletter and Kim was soon on several committees. In the process they found themselves with lots of new friends and neighborhood connections. Northeast Village is part of a network of nearly 300 villages nationwide with 50,000 members, and it is one of 11 villages in Portland. The whole point of the village is for neighbors to help each other as we age, so we're here for each other, to help reduce the fear of being alone, to create connections and mitigate the risk of aging and isolation. Isolation is particularly problematic for seniors, so the village network is designed to help reduce that isolation and create a vibrant and very real sense of community among older adults and volunteers of all ages. The village has a small office at Rose City Park United Methodist Church and one paid staff member. Many volunteers are also members. There are casual meeting groups and broader social events and gatherings. There are interest groups and support groups. There are solo agers and caregivers groups. There are educational sessions and services to help with such things as rides, yard work, home chores and tech support. There are also volunteer opportunities to not only provide the services but equally important to help with the running of the organization. Kim explained how they are organized and how they operate. The Northeast Village includes 16 NE Portland Neighborhoods and within those neighborhoods they provide support for 170 members. There are two different membership types. The associate member has access to all of the villages social activities and can have up to four volunteer services a year. The charge for a single person associate membership is about \$25/month in dues. Two thirds of our members are associate members. Full service membership costs a single person a little bit less than \$50/month. They also have full access to the social activities but greater access to volunteer services. Kim reported that they have about 120 volunteers ranging in age from mid 20's to mid 70's. What draws volunteers is a desire to be part of a community. Volunteers can also participate in any of the social and community related engagements that are offered. 30% of our members are also volunteers. Last year, volunteers delivered over 800 services to our members which represents about 16 hours of volunteer time. In addition, volunteers provided about 2200 hours of volunteer effort to operate the village. There are 10 teams, staffed by volunteers to help keep the village running. John asked if they make recommendations for things like plumbers/electricians. Kim responded that they don't keep a list because it changes too quickly. However, there is an online village forum where members can post questions and give recommendations. In answer to a question regarding vetting, Kim reported all volunteers go through a background check. If you volunteer to drive there is a 12 hour training through DMV. Members are also interviewed and vetted because we have to assure that we will be able to support the needs of that potential member. There is not a minimum expectation in terms of volunteer hours, though we do hope they will do enough to make it worth the time to do the background checks and vetting.

- 6) **Open Floor** for Non-Board Members: 3-minutes per person on any B-W topic (AI):
Joan Meyerhoff expressed concern regarding the grounds at BMS. The grounds are in terrible shape, the entrance to the school has about a 30 foot dead tree on either side and there are dying cherry trees all along 42nd. She feels for the teachers and young people that have to show up in that kind of environment every day. It's also the entry point to our village on Fremont. Are there any people trying to address this? Angie responded that she has been part of a group that put in some of the trees and work in the front but the school has no capacity for maintenance and there is no irrigation. In the past the principle would give a key to access water but we would have to drag our own hoses up. Also heard they may have liability issues associated with volunteers. Tim G stated he knows the principal and will call her to see what information he can come up with. Jim Karlock stated that he thinks a lot of the harmful changes in our neighborhood is due to Metro. He said Metro formed as a result of a vote in 1992 to who's primary function was growth management and preserving the quality of life and keeping us from becoming like Los Angeles, which is the densest urban area in our country. Jim stated that within a year and a half after founding, Metro stuck a note in one of their publications that we actually desire to replicate Los Angeles. He stopped there but stated he has a lot of information of this kind of stuff on his website, Debunking Portland.
- 7) **Treasurer's Report** (Karla Lenox) As of May 31st
a.) cash in checking account: \$24,997.98

b.) cash in Venmo account: \$432.49

c.) outstanding bills: \$144 to Jane for Canva software. Still need to get receipt from Kelly Thompson for \$23.99 for Friends of Wilshire Parks domain name. \$197.20 to Susan for yard sale yard signs. \$46.67 to Angie for stairwell cleanup supplies and refreshments. Awaiting \$227.60 from BBA for their half of the flags that we purchased this year.

d.) approval vote for 2026-27 fiscal budget: John stated the events committee had a discussion about having t-shirts available to volunteers that have some type of BW logo on them. Although there is not a lot of detail at this time it was felt that \$750 should cover a number of shirts of different sizes. Susan moved to add \$750, Crystal seconded, all but one member voted to add it to the budget. John asked for clarification regarding event items that are on the budget. He was assured that if it is in the budget, he does not need to get another approval prior to the event if the amount remains unchanged. He would need board approval if he projects the event will exceed the budgeted amount. Karla moved we approve the amended budget, Patti seconded and it was approved unanimously.
- 8) **NECN** (Northeast Coalition of Neighborhoods): At our last meeting, at Patty's request, we voted Crystal to replace Patty as our NECN representative. Patty is absent today but asked AI to request that she continue on as our NECN representative until the next election which has been pushed out until October. Following discussion we agreed to table this issue until Patty is present. Crystal reported she has been phoning NECN to discuss insurance for the Plaza and she finally reached Lydia Hodges who said that PBOT and the insurance company will get together with NECN to work out insurance clauses. Crystal believes some of the dysfunction at NECN could stem from the fact that the head of the Office of Community and Civic Life, which oversees NECN, has been on leave for the past 18 months, there is someone covering

that person who is a PR and communications person but there is no one at the City of Portland helping make decisions.

- 9) **Upcoming speakers:** July 13th = Sky Waters (NAYA); Al reported that the synod overseeing Bethany Lutheran Church made a decision to award the property to NAYA, a Native American community group. Sky Waters is their community development director for the Native American Youth and Family Center. Sky was in attendance at tonight's meeting just to introduce himself and get a sense about who we are as a board. He will be back at our July 13th meeting with additional information. Aug. 10th = Elana Pirtle-Guiney is scheduled to attend our next general meeting.

Outstanding Action Items/Committee Updates (Board member-only voting)

- 1) **Bethany Lutheran Church ownership to Native American Youth & Family Center:** see above
- 2) **Beaumont Crossing** Ad Hoc Committee report (Aaron): Beaumont Crossing is the name of the new plaza. There are a few things that have pushed out the date of our soft opening at which time the street will be closed and the painting and tables will go in. The street painting event will be open to everybody, all ages, all abilities, will do our best to communicate it as far ahead as we are able. Currently looking at June 20th, the grand opening will still occur June 27th. The Plaza will be a three month trial. The committee is meeting tomorrow to decide on a street painting design, then PBOT will order the paint. The fire department rep walked the side and determined that they do not need to have an emergency access lane as they have other access for everything on Fremont and 44th which offers more flexibility for people to move around. Daniel, with Fremont Garage has gone through the necessary steps to apply for a permit from the City of Portland and OLCC which will allow them to have some of their own picnic tables next to the curb. Anyone will be able to sit at these tables with no purchase required. There will be signs labeling where alcohol is not allowed outside of their permitted area. Insurance is still up in the air though we have BBA's insurance as plan B. PBOT will be doing some media outreach regarding the opening. Crystal pointed out that Aaron, Mary and a few other committee members have been meeting weekly for several weeks, thanks to all of them for their work.
- 3) **Friends of Wilshire Park Committee** (Mary Roney): Al read an email from Mary, details regarding a summer work party will follow once the plant list and needs are supplied by Eric from the Parks department. Mary has been attending the Portland Parks and Recreation Friends group to learn more about the budgeting process and staffing. She reports that several signs in the park need to be reprinted due to vandalism and other problems. Friends of Wilshire Park meeting will likely be sometime in June, not date set.
- 4) **Events Committee** report (John Sandie); John emailed the board notes from our last meeting. Had nine people show up for the stairwell cleaning event this past Sat. Lawn signs are up for the yard sale event on July 11th. Brought yard signs for the Art and Garden Event if anyone wishes to take one to put out. Plans for The Sept. block party are progressing. Jim O'Connor will be our guest speaker Oct. 29th on the Missoula Floods. Ad Hoc Fremont Fest Participation Committee (Al): Fremont Fest runs from 10-6:00 on 8/1. Following discussion it was determined there at 8 volunteers for the event. Al, Tim, Liz Erickson and Jamie

Gardner, Patti and wife Kate and Crystal and Matt. Al will send out an updated schedule to participants, honoring Crystal's wish to avoid the heat of the day.

- 5) **Communication Committee** report (Michelle Rudd, Steve Avery, Matt Grainger): In Michelle and Steve's absence, Matt reported via Zoom that Steve is working on a plan for the website and will be meeting with some people from the communications committee. Steve will be taking on the community updates with assistance from Matt as needed. Al recommended that we wait to approve Steve as the new communication chair until our next meeting due to his absence.
- 6) **Newsletter Team** (Susan Trabucco): At the last board meeting Susan described an \$800 extra charge for our last newsletter that was unexpected. She spoke with our representative at the printing company and told them we were going to pay the bill and move forward with them but asked if they would be willing to give us free color in our Sept/Oct newsletter and if they would advertise our Art and Garden tour in their digital platforms. They agreed to do both. They will give free digital advertising, purportedly worth \$4,000 but it doesn't cost them anything, of course. They will send two emails out with all of the information about the tour to 200,000 people. Right at the tail end of our current newsletter cycle.
- 7) **Land Use** update: Planning Commission hearing (Tim Root): No new updates. David Knowles was asked what he knew about the plan. He reiterated that the Bureau of Planning has been asked to prepare a work plan for developing a zoning proposal that would be due to the city council by June of next year about how they can develop more diverse housing types within a study area that is from Fremont to Powell and from NE 60th to NE 12th. There are advocacy groups that are pushing for multilevel housing within these neighborhoods, many of which are single family homes, so there will be lots of opportunities for public input, both in front of the planning commission and the city council. David said he would be surprised if this gets in front of the city council by that date, but that is what they have asked for.
- 8) **Crime & Safety** (Patty); No report from Patty. Pedestrian crosswalk flags (Patti, Angela Frome) Angie reported 32 flags stolen over the past year though thefts have slowed down.
- 9) **New Neighbor Welcoming Project** (Al): No new packets, our contact at First American Title is likely on vacation, let me know if you know of renters moving in to our blocks.

8:30-8:35: For the good of the order (announcements, meeting reflections, etc.) None
Upcoming Board Meeting = Mon., July 13th, 2026, 7:00 p.m., Sylvan Learning Center

Adjournment: 8:35