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Beaver Tales



BEAVER STATE CHAPTER 3 — SINCE 1950

OREGON—SW WASHINGTON



**HAPPY
HOLIDAYS**





THE PREZ SEZ

We are quickly approaching the end of the year for this year's officers. Consequently, this is the last "Prez Sez" column that I will write. I am approaching the writing of this column with mixed emotions. On the one hand, I am ready to turn over the chapter's reins to Carol Judd. On the other hand, there is still so much we can do in pursuit of our collective journey of education and learning.

At the beginning of my term, in January 2007, I shared with you my goals and objectives for 2007. At that time I listed three goals that I hoped to achieve. The first goal was early education course planning. The second goal was to increase our membership numbers and involvement. And the third goal was to hold two or more mini courses or mini seminars in 2007.

For my last "Prez Sez" column, I believe you deserve to know whether we met these goals and to understand what we accomplished this year.

As to the first goal of early education course planning, we did meet that goal in 2007. At the beginning of my term, we were in an enviable position as far as course planning. We had all of the year's courses in place, with firm dates and facilitators committed. While subsequent events overtook all these efforts, this does not discount the fact that we were heading in the right direction early on in the process. As a result of what we had achieved with our early education planning, I had planned to ask the board to put in place a succession system that would

allow early course planning by moving the president to the chair of the education committee. The board did not formally adopt my suggestion, but informally, that is what we are doing. I will be assuming the chair of the educational committee for this next year. As part of this succession planning, I have already begun putting in place our courses for next year, with the help of Magdalena Capuzanos, Emmy Jenson, and Marta Goosey, with advice from Dawneen Dostert.



For 2008, we have our courses planned, and are working on firming up dates and facilities. In addition to headquarter's courses, we are continuing our direction to offer a number of mini-courses this next year. These mini-courses are already in the works. And finally, we are planning for the next chapter edu-

cational seminar in 2010 to coincide with our 60th anniversary. While this anniversary is over two years away, we are already planning for this event and are soliciting help from past seminar chairs to take on the planning of this event.

My second goal was to increase our membership number and involvement. It is unclear whether we met the first part of this goal. We did see a number of new members joining the chapter, including a number of members who joined because of our mini courses. Nevertheless, it is not clear that addition of the new members resulted in an overall increased in our absolute member numbers. Stay tuned on this goal.

Continuation

As to the second part of this goal, increasing involvement, I believe we have accomplished this goal or if not we on the right course to achieving this goal. We are seeing some members coming to our lunches who we had not seen for some time. In addition, last year we surveyed the membership to find out what you wanted for courses. We heard you loud and clear. You said you wanted more legal courses and we will be providing that this next year. For 2008, we will be holding course 800 Principles of Real Estate Law and 802 Law of Easements. In addition, we are planning on two mini-courses on easement laws - - one on Oregon easement laws and the other on Washington to be conducted by Dan Beardsley.



And finally, as to our third goal, to hold two or more mini courses or mini seminars in 2007, we clearly met and exceeded my expectations for the number and quality of our mini course. We held three mini courses last year. The first, "Best Practices for Local Public Agencies" was held in Bend, Oregon, in conjunction with our hosting the regional forum in April. We had over 24 attendees at this best practices course. In August, we held a second mini-course "Demystifying Titles" in conjunction with our lunch for that month. We had over

30 attendees at this title course and had to turn some away. And in October, we held a two-day interactive relocation course in Salem, Oregon. At the relocation we had over 70 attendees, and had to turn some away.

We received very favorable feedback from these mini-courses. The overall theme was that these mini-courses were some of the best courses that we had offered. These three mini courses, combined with our HQ courses resulted in the chapter ending

the year in a healthy financial position. In fact, it was one of our best years financially in a long time. As a result of our efforts, we are starting 2008 with significant reserves to enable us resume our education program. Nevertheless, we plan to continue to offer you a combination of headquarters courses and chapter developed mini-courses.

In closing, I want to thank you all for your all support this past year - you have no idea how much it is appreciated. Thank you also for the opportunity to serve as your president - - it was both my honor and privilege to do so. I hope you will continue to support Carol and the new chapter officers in the upcoming year. Thanks again.

Jaci Margeson

We need your input

CHAPTER 3
OF THE
INTERNATIONAL RIGHT-OF-WAY ASSOCIATION
COURSE SURVEY FOR 2008-2010

In order to ensure that the courses we plan to hold meet the needs of our members, we are asking you to fill out this short survey, and then submit it back. Thank You

1. Please indicate the top five courses you want or need to attend over the next three years (2008-2010). Put a 1 by course you want or need the most, a 2 by your second choice, a 3 by the next with 5 being your lowest priority course.

- 100 - Principles of Land Acquisition _____
- 103 - Ethics and the Right-of-Way Profession _____
- 104 - Standards of Practice for the Right-of-Way Professionals _____

- 200 - Principles of Real Estate Negotiation _____
- 201 - Communications in Real Estate Acquisition _____
- 203 - Alternative Dispute Resolution _____
- 205 - Bargaining Negotiations _____
- 207 - Practical Negotiations for U.S. Federal Funded Land Acquisitions _____
- 209 - Negotiating Effectively with a Diverse Clientele _____
- 213 - Conflict Management _____
- 215 - Right-of-Way Agent's Development Program _____
- 220 - Cultural Awareness _____

- 303 - Managing the Consultant Process _____

- 400 - Principle of Real Estate Appraisal _____
- 401 - The Appraisal of Partial Acquisitions _____
- 402 - Introduction to the Income Capitalization Approach _____
- 403 - Easement Valuation _____
- 406A - 15 Hour National USPAP _____
- 406B - 7 Hour National USPAP _____
- 409 - Integrating Appraisal Standards _____
- 410 - Reviewing Appraisals in Eminent Domain _____

- 501 - Relocation Assistance _____
- 502 - Business Relocation _____
- 503 - Mobile Home Relocation _____

Quotes from the quorum

Financial Reports: Treasurer -- Casey reported that there is \$ 2,560 in the checking and \$ 37,465 in the savings account. Casey discussed his laxity of checking actuals against budget. Two items are in excess of budget... on Code # 6.1 we've spent \$587 versus \$100 budgeted and on Code # 2.7 there has been \$40 in stale check charges when Casey anticipated \$0. Jaci moved that these accounts be increased as requested. Carol seconded the motion which passed unanimously.

Officer Report: President Elect-- has been contacting existing and potential board chairs to determine who will be wanting to continue next year or take over a committee in 2008.

Membership Report: Pam presented 3 new member applications: Donald W. Patterson, NWNatural, Portland; Sharon A. Derby, City of Vancouver, WA; Wendy Zurfluh, BPA stationed in Tumwater, WA. All have paid an amount equal to a year's dues. Carol moved, Rod seconded the motion to approve -- motion passed. The change in process at HQ makes it more practical to have people join during the last quarter of the year by paying a year's dues and getting 2008 membership as well as the final quarter 2007.

OLD BUSINESS:

2007 Relocation Rendezvous -- Huge success -- over 80 people. Comments like "this is the best relocation conference we have ever been to" and "beats Mesa." Stressed group interaction over talking head lectures. The discussion on global settlements set off repercussions that were echoed as far away as Washington, DC.

2007 Partial Acquisition 401 -- Over 30 attendees at this course which came out well into the black thanks to Washington County in providing the classroom space.

2008 Environmental Course -- In March 2008 in conjunction with the 600 environmental class setting the stage for those who wish to become more familiar with the acronym alphabet soup of historic environmental legislation. John Hooson, Fred Walasavage and Jaci still working on this project.

December Installation -- December 6, 2007, at the Rheinlander Restaurant on Sandy Blvd. in Portland. We have 30 reservations already. Need to pay as quickly as possible. The first 35 who sign up and pay get a special prize. From 7:00 until no definite time.

Questions and reservations ? Monica Stafflund: cell phone 503-383-8653 or mastafflund@bpa.gov . Mail your Checks Payable to Monica, to: 1556 Rock Creek Drive S., Salem OR 97306.

November Planning Session -- Will be held at Marta's condo complex on November 10-11, 2007.

Easement Laws Update of Washington and Oregon -- The Oregon courses will be presented on Feb. 21st and 22nd . Course 802 will be the 21st. Dan Beardsley will present the Oregon Law session on the 22nd and will teach both sessions. The Washington Easement Law course will be presented on March 28th . Dan will share the profits of the Washington Laws session with the chapter. The income from the Oregon courses will go to Faith Rolland's International Presidential installation event.

NEW BUSINESS:

Slate of Officers -- No change since last month.

Educational Courses 2008 and Beyond -- No change since October report, but the slate of courses will be discussed further at the planning session on the 10th and 11th.

Best Practices for Local Public Agencies -- Leslie Benckendorf SRWA has agreed to be the lead person in setting up a Best Practices session on the west side of the Cascades in 2008.

Continuation

Professional Development -- Rod Bliss stressed the possibility of trying to have an SRWA review and test next Spring but only 3 people in the chapter are currently candidates -- we should have at least 6 candidates to do the review. Rod will write an article for the newsletter urging folks to turn in their candidacy forms to the Chapter PDC. We also discussed the Certification process and this should also be promoted as much as possible.

Other -- Jaci expressed her pleasure at chairing the final board meeting of her tenure. She also thanked the Board for their support and hard work during this sometimes tumultuous year. The early decision to not hold an educational seminar this year was borne out with the results of the recent Relocation Rendezvous which drew more participants than each of the last two seminars.

ADJOURNMENT: President Jaci Margeson, adjourned the meeting at 11:25 AM.

GENERAL LUNCHEON MEETING

Jaci Margeson called the meeting to order and again expressed her pleasure at having served as the Chapter President in 2007. She outlined a few of the successes of the Chapter's educational program during the year and urged those present to "get involved" in the programs and life the Chapter as much as possible. Jerry Swan SRWA, Chair of the Advisory Council, then presented the 2008 slate of officers for a vote: Carol Judd SRWA as President Elect will accede to the Chapter Presidency for 2008.

Hello everyone,

I am currently working on a new project to recognize all of our members. So what I need, at your convenience, is for you to send me your name and when you joined the organization. I thank you for your help with this project.

Marty

Due to file size constraints placed on incoming emails, I have been having problems emailing alot of you your copy of the newsletter. It was proposed at the planning session that I post the newsletter at the Chapter 3 web site and then send an email notification that it is ready for viewing. I would be grateful for your feedback on this proposition.

Thank you for your help

Marty (MartysSpot@comcast.net)



ANNUAL
PLANNING
SESSION
AT
THE
BEACH

The group gathered and discussed a wide variety of topics, from course coordinators to hosting the International Education Seminar.



I got the opportunity to meet some people that I had not met prior to the weekend gathering.



We discussed so many things that I almost forgot to take photos! Sorry about that.



Chapter 3 Holiday "Meeting"

December 6, 2007~ 7:00 pm Save the Date!

This year the Chapter 3 Holiday Dinner meeting and festivities will be held at the famous Rheinlander German Restaurant.

* PLAN TO ATTEND! *

Chapter Holiday Dinner & Installation "Meeting"

Thursday Evening, December 6th

7:00 pm for Hors d'Oeuvres and no-host Cocktails

Rheinlander (Gustav's) in NE Portland, 5035 NE Sandy Blvd., 97213

The fabulous dinner feast will begin at 7:30 pm.

Special prices! \$15.00 per person - that's only \$30 per couple, and \$10/child, for the Rheinlanders' famous cuisine. This festive pre-holiday celebration will include our year's end Thank You Party to President Jaci, for her leadership and hard work for Chapter 3 in 2007, and installation of 2008 officers.

* Please come to the most fun meeting of the year with a "white-elephant" gift exchange!

* A special holiday keepsake for the first 35 members & guests (and children!) who sign up and pay Monica at or before our November 9th business meeting.

Questions and reservations ? Monica Stafflund: cell phone 503-383-8653 or mastafflund@bpa.gov .
Mail your Checks Payable to Monica, to: 1556 Rock Creek Drive S., Salem OR 97306.

WE ARE LOOKING FOR INSTRUCTORS

We need instructors for appraisal, engineering, and property management courses. T-COEF (The Chapter's Own Education Foundation) will pay for the cost of your taking the IRWA training. For details, contact

Joe Pestinger (pestinger@earthlink.net),
or

Pam Mason (pam.mason@clark.wa.gov).



LOOKING AHEAD



DECEMBER 2007

December 6
Installation of 2008 Officers
Holiday Celebration
mastafflund@bpa.gov

JANUARY 2008

January 11
Chapter Meeting
Ernesto's
mastafflund@bpa.gov

January 29 or 30
C-103
Ethics and the
Right of Way Profession
ed.margeson@comcast.net

FEBRUARY 2008

February 8
Chapter Meeting
Ernesto's
mastafflund@bpa.gov

February 21
C-802
Legal Aspects of
Easements
ed.margeson@comcast.net

MARCH 2008

March 28
WA Easement Law
Red Lion on the River
pam.mason@clark.wa.gov

March
C-201
Communications
Portlander
eilene.gehrke@trans.ci.portland.or.us



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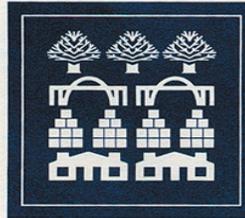
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