

The Award Winning Beaver Tales



March 2012 Newsletter for Beaver State Chapter 3 serving Oregon and SW Washington since 1950

Chapter 3 meeting Friday March 9th at: ERNESTO'S

Board Meeting: 10:30am
Meeting: 12:00pm
Speaker: 12:15pm

8544 SW Apple Way
Portland, Oregon 97225
LUNCH: \$13

So prized it is Reprised NEGOTIATING THROUGH TRIBAL LANDS

For those of you who missed the Tribal Seminar last fall that received rave reviews, or for those who would like a recap, don't miss the March and April chapter luncheons for your last chance to receive some of the valuable information and insight provided at the seminar. Below is a peek at the luncheon speakers and topics. Save the dates!

Friday, March 9th: Jurisdiction over Tribe Land - it's Complicated

Speaker: Jacilyn Margeson, BPA

Jaci will be discussing the legal aspects of negotiating new or expiring ROWs with Tribes. The presentation will cover a review of significant cases and the practical implications of these cases.



Jacilyn Margeson, BPA

Friday, April 13th: Negotiating with PNW Tribes

Speaker: Marian Wolcott, BPA

Marian will be discussing BPA's experiences with negotiating expiring ROWs with PNW Tribes. In this presentation she will describe some of the tools BPA used to get to "yes" with the Tribes. In addition she will give a "lessons learned" and practical tips for negotiating with Tribes.

IRWA Chapter 3

May 10th

HOLD THIS DATE!
Education and Installation
Dinner

February 10th

Prize Drawing Results

Ben Gossett was not present to win the \$150 jackpot drawing.

Lee Rose won the attendance free lunch. Congratulations!

**February Lunch
Jackpot is \$175
Good Luck!**

IRWA REMINDERS

Education Conference
Seattle, WA
June 10-13, 2012

Federal Agency Update
Washington, DC
March 21, 2012

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Focus. Our President-Elect, Jim Lingeman SR/WA, recently led an extremely successful planning session utilizing the word, "focus" several times throughout his agenda. My book of the month, coincidentally is "The Power of Focus, What the World's Greatest Achievers Know About The Secret to Financial Freedom & Success", by Jack Canfield, Mark Victor Hansen, and Les Hewitt. The blurb on the back of the book asks, "What's the main reason people fail to get what they want in business – and in life? The answer is simple: lack of focus".



"Develop the Habit of Changing Your Habits." They say that by constantly striving to improve, you build character, you become more as a person, and you have more to offer. Do you procrastinate, are you always late for meetings, do you talk instead of listen, not return phone calls, and work long days with no exercise or regular breaks?

Our habits determine our future and if we do not recognize this and make an effort to change our "bad" habits, then we are doomed to continue as we have. The definition of insanity is, "doing the same thing over and over and expecting different results." The results of our bad habits can show up in lung cancer for smokers, bad debt for chronic overspenders, divorce, lack of career advancement for doing the minimum you can at work or not improving your knowledge base and value by taking educational courses in your field.

Define your new successful habit. This often happens to be just a flip of the unsuccessful habit. If you vividly define the benefits, you will be more likely to take action and implement the steps necessary towards making this a new pattern.

Then you must take action. This is where things either happen or do not happen. Define exactly what it will take to implement the new habit and focus on the steps to get there. "Remember, nothing will change until you do".

Surround yourself with positive, supportive people, and you will improve your chances of moving forward with your goals. Negative people will pull you down, and actually work to hold you back. You can do this by finding successful people to emulate. The book says that successful people leave clues and if you were to interview one successful person each month, you would be well on your way to success. You are in the fortunate position of being aligned with an organization full of successful people. You merely have to ask and most would be pleased to share their success stories. These are highly successful people as evidenced by the effort they make to get their designations, their involvement in their organization and the fact that they took the time to merely "show up".

Dawnleen

Jarvis Appraises Process to R/W AC

I have taken on the role of Chapter 3's Valuation Chair for IRWA this past year and have been impressed with the caliber of membership. During a recent discussion regarding the retention of membership at the November Board meeting I began a journey of discovery and education which I would like to share with you.

Membership, as you know, provides opportunities to get to know the professionals in the Right of Way field as well as eminent domain education. Of the six disciplines overseen by IRWA, Appraisal Certification has the most bearing on my field of valuation. In reading the Program Guide I am impressed by the emphasis on Knowledge, Integrity, and Poise placed by IRWA when approaching the certification process of its professionally designated members.

In sharing with you my journey through the designation process I hope that my example will motivate other appraisers to join in validating their expertise to provide professional appraisal services with the **R/W AC** designation. IRWA is a unique organization that provides the education and fraternity to become a recognized leader in my chosen field of value. Most appraisers never work in the Right of Way field due to lack of confidence in how such an appraisal is performed. Little do they know how easy it is to find that education within IRWA. I would like all of you to know the education opportunities that are available and the benefits of obtaining a designation with the International Right of Way Association. Here's how you do it.

If you are not yet a member you may join with the following form:

http://www.irwaonline.org/eweb/upload/forms/Application_US_2011.pdf

The Appraiser Specialist Guidelines and Application may be found here:

https://www.irwaonline.org/EWEB/upload/bundles/rwac_bundle.pdf

If you have a designation from the Appraisal Institute or the Appraisal Foundation you may use the Cross Certification Program Guide for IRWA designation found here:

http://www.irwaonline.org/eweb/upload/forms/Appraisal_Cross_Certification_Program_Guide_3.17.11.pdf

Join me in obtaining the R/W AC designation.

Jo Ellen Jarvis, MAI
Valuation Chair
Chapter 3
IRWA
jojarvis@jarvisappraisal.net

Chapter 3 Members...

2012 Planning Session

OUR CHAPTER....SERVING.... IN A GREAT TIME OF NEED.

Thank you to all who attended; the session was a great success... and shorter too.

The focus was on the Chapter moving forward and providing much needed support/benefit to both our members and our community. We had a great interactive brainstorming session in forming the vision of Serving in a Great Time of Need.

A sneak peak at things to come; Member focus; community outreach (employers, other right of way associated professions and their respective associations), summer event for the members and their families, special educational offerings and introduction of technology to bridge the distances between our large geographic membership base.

I encourage all members of Chapter 3 to provide input. This is your chapter and your chapter leadership wants to hear from you.



Let us know if you have that special need for a class to get certified/designated, have a topic or speaker you would like to share with other members at the next general membership meeting, or just want to comment and be a part of the exciting change moving this chapter and organization forward.



I encourage you to contact an elected officer or committee chair, attend a board meeting, get involved with a committee in your discipline, or another that interests you.

February Meeting

Our thanks to Daniel Stekol of IRWA for taking the time to talk to us about the direction of HQ.

WHO THE IRWA REPRESENTS

- 76 Chapters throughout North America and South Africa – *New!*
- 10,219 dues paying members
- Over 2,000 of current active members are designated an SR/WA
- Over 800 of current active members also carry one or more of our certifications
- IRWA Headquarters in Gardena California



Joe Pestinger, SR/WA and Daniel Stekol discussing IRWA structure



Daniel Stekol, Business Development Officer



HOW THE IRWA IS ORGANIZED



Guess Who's Back?



Be on the lookout in future issues for a lost but not forgotten member of the chapter.



SAVE THE DATE

If I asked you if you could have an evening that involves (moderate) drinking, swearing and lawyers you wouldn't miss it would you? Well, put May 10th on your schedule... more details to come.



Chapter 3 would like to congratulate Robin Lee Carlson on completing her SR/WA designation. What an achievement! As you may know the SR/WA is the most prestigious professional designation granted to IRWA members who have achieved professional status through experience, education and examination in several right of way disciplines.



Chapter 3 President, Dawneen Dostert handing Robin Lee Carlson, SR/WA her award



EDUCATION CONFERENCE

SEATTLE

JUNE 10-13, 2012

Seattle Westin
1900 Fifth Avenue
Seattle, Washington, 98101, US
Tel: 1-206-728-1000
www.westinseattle.com

Conference Dates:
Sunday, June 10, 2012 – Wednesday, June 13, 2012

Registration Rates (all rates are listed in US \$):

	By March 23	March 24 – May 11	After May 11
Member – Full Registration	\$475	\$575	\$650
Non-Member – Full Registration	\$575	\$675	\$750
Daily Registration (per day)	\$200	\$225	\$250
Companion	\$250	\$250	\$300
Youth (under 18)	\$40	\$40	\$50

Education Courses for 2012!

March 13-14

C-504

Computing Replacement Housing Payments

Facilitator: *Brad K. Thomas, R/W-RAC*

Site: Radisson, PDX

April 11-12

C-203

Alternative Dispute Resolution

Facilitator: *Carol L. Brooks, SR/WA*

Site: Radisson, PDX

May, 2012

C-400

Principles of Real Estate Appraisal

Facilitator: TBA

Site: TBA

July, 2012

C-603

Understanding Environmental Contamination in Real Estate

Facilitator: TBA

Site: TBA

July, 2012

C-604

Environmental Due Diligence and Liability

Facilitator: TBA

Site: TBA

September, 2012

C-802

Legal Aspects of Easements

Facilitator: TBA

Site: TBA

Make sure to check periodically www.irwachapter3.com for any course updates or changes to the course schedule.

If you have any questions regarding future or current education courses you may reach Lori at lhathaway@ufsrw.com or by phone at 503-399-8002.

C-504 Computng Replacement Housing Payments

March 13-14, 2012

* PLEASE NOTE: To ensure proper registration & credit, if registering for someone other than yourself, you MUST use their log in information.

Or, to mail or fax:

Course Registration Form (U.S.)

Course Registration Form (Canada)

Sign Up Now

Start Date: 03/13/2012
 End Date: 03/14/2012
 No. of Days: 2 days
 Course Level: Intermediate
 CEU Credits: 16.00
 Class Time: 8:00 a.m. - 5:00 p.m. daily
 Tuition: Member: \$450.00 (includes \$35 facility fee)
 Non-Member: \$555.00 (includes \$35 facility fee)

Late Registration Fee of \$25 after: 2/14/2012

Sponsored By: Chapter 3

Course Description:

This course is designed for participants with thorough knowledge and experience implementing the Uniform Act. Realistic and complex situations are used as if the participants have been assigned to a small project requiring the relocation of the occupants of twelve (12) residential properties. The household surveys have been conducted and a copy of each interview sheet is contained in the materials provided. The participants will be acting as the individuals assigned to compute the replacement housing payments on behalf of the Agency. Participants should have the knowledge to calculate basic payments, group discussions and exercises maximizing practical application of the cases studies will be the emphasis of this course.

FACILITATOR:

Brad K. Thomas, R/W-RAC, holds Bachelor's degrees in Education and Zoology from the University of Wyoming. Mr. Thomas also has a Relocation Certification from the IRWA and has been performing relocation assistance under the provisions of the Uniform Act for the past seventeen years. Brad is currently the Relocation Program Manager for HDR/PHAROS, a nationwide architectural, engineering and right of way consulting firm. He has been involved in right of way and real estate activities for over 30 years as a title examiner, pipeline right of way consultant, oil and gas landman and right of way agent. Prior to working at HDR/ PHAROS, Brad was the Relocation Program Manager for the Washington State Department of Transportation, providing leadership for WSDOT staff and guidance for local public agencies. Mr. Thomas has developed relocation training courses for internal department and company use, and is currently consulting on relocation in numerous states.

Suggested Prerequisites:

It is highly recommended that participants successfully complete IRWA Course 501, "Residential Relocation Assistance", or have at least two (2) years experience performing relocation assistance, prior to attending this class.

COURSE COORDINATOR:

Jim Lingeman, SR/WA
 7810 NE 64th Street
 Vancouver, WA 98662
 Phone: (360) 909-0855
 Fax: (503) 399-8003
 Email: jim.lingeman@gmail.com

CLASS LOCATION:

Radisson Hotel Portland Airport
 6233 NE 78th Court
 Portland, OR 97218
 Phone: (503) 408-3672

ACCOMMODATIONS:

Please contact the Course Coordinator for suggestions regarding local hotel accommodations.

C-203 Alternative Dispute Resolution

April 11-12, 2012

Sign Up Now

* PLEASE NOTE: To ensure proper registration & credit, if registering for someone other than yourself, you MUST use their log in information.

Or, to mail or fax:

Course Registration Form (U.S.)

Course Registration Form (Canada)

Start Date: 04/11/2012
 End Date: 04/12/2012
 No. of Days: 2 days
 Course Level: Intermediate
 CEU Credits: 16.00
 Class Time: 8:00 a.m. - 5:00 p.m. daily
 Tuition: Member: \$450.00 (includes \$35 facility fee)
 Non-Member: \$555.00 (includes \$35 facility fee)

Course Description:

This course provides the right of way professional with information regarding alternate methods to resolve negotiation disputes. Participants will learn how to identify different alternative dispute resolution (ADR) methods and recognize each method's strengths

FACILITATOR:

Carol L. Brooks, SR/WA is owner of Cornerstone Management Skills. She is an internationally recognized author and lecturer on conflict management, interpersonally skills and success strategies. She entered the right-of-way profession in 1989. Her expertise includes easement and land acquisition, negotiations, easement valuation, permitting, easement law, project management, and eminent domain support. Brooks authored four articles on "The Art of Successful Negotiations" for which she was awarded the International Right of Way Association's Mark A. Green Award, 2000. She is a Master Facilitator for the IRWA and has served in leadership for international, regional and local levels of the association. Brooks has received the 1999/2004 Professional of Year, Chapter 11 and 1999 Frank C. Balfour Professional of the Year Finalist. Since 2010, she has authored a column in ROW entitled, "Back to Basics." And since 2004, a member of the ROW Editorial Board. She graduated from the University of Redlands, receiving a Bachelor's Degree in Business Administration and Management with Distinction and a Fellow of the Leadership Society of Alfred North Whitehead Center for Lifelong Learning.

Suggested Prerequisites:

Participants should read the "Getting to Yes" textbook, and bring to the class.

COURSE COORDINATOR:

Seth Hemelstrand
 P.O. Box 2354
 Salem, OR 97308-2354
 Phone: (503) 399-8002
 Fax: (503) 399-8003
 Email: shemelstrand@ufsrw.com

CLASS LOCATION:

Radisson Hotel Portland Airport
 6233 NE 78th Court
 Portland, OR 97218
 Phone: (503) 408-3672

ACCOMMODATIONS:

Please contact the Course Coordinator for suggestions regarding local hotel accommodations.

IRWA Region 7 Spring Forum

March 16th, 2012

Spokane, WA



Please join us for the Region 7 Spring Forum to be held at the Hilton-Doubletree Hotel in downtown Spokane. IRWA Course 105 will be held on March 15, 2012 and be taught by Dan Beardsley. Dinner will be held Friday night at the Steam Plant Grill. For those of you who want to stay on and enjoy Spokane, the annual Saint Patty's Day parade in downtown will be held at noon on Saturday and is just a few short blocks from the hotel. The hotel does offer a shuttle to/from the airport which is approximately a 15 minute drive from the airport.

Name _____ Phone _____
Chapter _____ Position _____
Company _____ Email _____

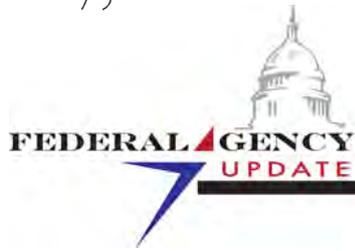
Forum Registration (includes breakfast and lunch)..... \$80.00 _____
Steam Plant Dinner \$45.00 _____

www.steamplantgrill.com

Make Checks Payable to IRWA Chapter 19 and mail to:

Julie Cope
4111 S Napa St
Spokane, WA 99203
jcope@prolandllc.com
509-220-4155

Hotel Reservations can be made by calling the Hilton-Doubletree City Center at 509-455-9600
Rates are \$119.00 single/\$129.00 double plus taxes (currently 10.7%)



MARCH 21, 2012

Washington, DC

SAVE THE DATE!

Wednesday, March 21, 2012

Location:
 Washington Hilton
 1919 Connecticut Ave., NW
 Washington, DC 20009
 (202) 483-3000
www.thewashingtonhilton.com

The 2012 Federal Agency Update meeting will be a one-day event with updates from participating Federal Agencies, including Federal Highway Administration, Federal Transit Administration, U.S. Department of Housing & Urban Development, Federal Aviation Administration, U.S. Army Corps of Engineers, General Services Administration, and the Bureau of Land Management.

IRWA ~ Young Professionals Event ~ June 8 - 10, 2012



The Westin Seattle

1900 Fifth Avenue

Seattle, WA 98101

(206) 728-1000

www.westinseattle.com

This group is composed of individuals 30 and under in the right of way industry. The event was created specifically for this group to assist in the continued learning, leading among other professionals, and advancing in your careers.

If you have any questions about this event, please contact Jade Yoong, Meetings and Events Manager, (310) 538-0233 Ext 146.

Beaver State Chapter 3, International Right of Way Association
Board Meeting Minutes for February 10, 2012
Ernesto's Restaurant – 8544 SW Apple Way, Portland, Oregon

Call to Order: President Dostert called the meeting to order at 10:09 a.m.

Determination of Quorum: Secretary Matt Gossett, determined that a quorum was present with proxies.

OFFICER AND MEMBERSHIP REPORTS

Approval of January 13, 2011 Minutes: A motion was made and seconded that the minutes be accepted. Unanimous approval.

President's Report: No report given.

Vice President's Report: No report given but Matt Gossett praises Regina Thompson's efforts in lining up quality speakers for the Chapter.

President-Elect Report: Jim Lingeman requests RSVPs for the Planning Session scheduled for February 25, 2012 from 8:30 am to 2:30 pm at Eilene Gehrlke's home.

Secretary's Report: No report given.

Treasurer's Report: Jim Lingeman gives his report. Jim is working closely with Fred Nasri regarding the Chapter's taxes and financial information. The new format makes reporting very detailed and transparent.

A motion was made and seconded that the report be accepted. Unanimous approval.

A motion was heard that the Treasurer be given permission to pay meeting and course expenses for the months of January, February and March; it was seconded with unanimous approval.

Education Report: Lori Hathaway gives her report and speaks to her position description update as well.

Membership Report: The report was given by Dan Benson. Peter Eggergluss with Cowlitz County PUD has been approved by Headquarters and his dues have been paid.

A motion to approve was made and seconded with unanimous approval.

OLD BUSINESS:

By-Laws: Work is complete on the Operating Manual. The officers need to get their position description edits in immediately which will be reviewed at the upcoming planning session.

Call Membership: No report given.

IT Committee: Dawneen Dostert has volunteered to maintain the website for the short term as the Chapter looks for a full time volunteer for this position.

Course Coordinator Classes: Lori Hathaway is preparing the class information presently.

Audit of 2011 for taxes: Dawneen Dostert and Leslie Finnigan are speaking with Jaci Margeson on this subject. The Chapter should be ready once the information has been entered into Quickbooks.

Communication Tree: A reminder was heard to make email lists for the appropriate Board and Committee groups.

Additional Money Making Ideas: Ideas are coming in but this will be talked about in more detail at the planning session.

Officer/Chair Transitions: The Chapter will be looking at new potential officers/chair positions for the upcoming year. Candidates as well as voters need to have enough time to prepare for the vote so this effort will be happening January through March. A form needs to be prepared for Headquarters for the final slate which will be prepared by April. The vote on officers will take place at the April general meeting. An installation banquet will be held in May. A mentoring period should take place from the outgoing officers for the incoming officers.

Spring Forum: This Forum will take place in Spokane, WA on March 16, 2012.

A motion was heard to finance the participation of 2 Directors and an alternate 3 members for meals, transportation, housing and registration for the Spring Forum. Motion was seconded with unanimous approval.

International Education Conference: This Forum will take place in Seattle, WA on June 10 through 13, 2012.

NEW BUSINESS:

Daniel Stekol speaks to the things IRWA headquarters can do for the chapter. Stekol states that headquarters is striving for perfection and that customer service is its highest priority. Several positive comments were made as to how responsive Heather Morris and other staff members from headquarters have been.

Stekol also talks about the awareness of the certifications both domestically and internationally. 30% of all of the members are certified. He also states that memberships are going up as the economy picks up. Courses are being updated and more are being added online as well.

COMMITTEE REPORTS:

Historian: Leslie Finnigan is asking for all of the records from officers so she can organize the information for the Chapter.

Newsletter: Barry Bliss is asking for articles and ideas for the Newsletter. Committee chairs should be submitting articles to Barry periodically and minutes should be submitted before the end of the month. Please make sure email updates are being sent to Barry.

Education: Lori Hathaway speaks to the poor state of the Chapter's easel, projector and laptop. Hathaway uses the example of the Tribal Lands seminar where the laptop broke down multiple times. It was also suggested that backup plans be implemented such as a spare bulb for the projector, a hard case, etc.

Awards: Eilene Gehrke informs the Board that she has sent in the paperwork for four awards this year including: Newsletter of the Year, Website of the Year, Frank C. Balfour Award and the Region 7 Professional of the Year Award.

ADJOURNMENT: President Dostert, adjourned the Board meeting at 12:02 PM.



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- ☎ (503) 286-2216



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Land-R/W-Relocation Services

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Regional Manager

P.O. Box 2354
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Business Developer

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(866) 931-9230
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Steve Fox, Regional Manager
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Portland, OR 97223
Phone: (503) 213-3977



David Goggin, MAI, SRA

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rhickok@irr.com
rgreene@irr.com

Dates & Events

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
26	27	28	29	1 March Newsletter Information Deadline	2	3
4	5	6	7	8	9 IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm	10
11	12	13 C-504 Computing Replacement Housing Payments Portland, OR	14	15	16 IRWA REGION 7 Spring Forum Spokane, WA	17
18	19	20	21 Federal Agency Update	22	23	24
25	26	27	28	29	30	31
1	2	3	4	5	6	7

FRECALENDARSTOPRINT.NET

MARCH

- 1** March Newsletter Information Deadline
- 9** IRWA Chapter 3 Board Meeting & Lunch Meeting
- 13,14** C-504 Computing Replacement Housing Payments
Facilitator: Brad Thomas, R/W-RAC
Location: Radisson, PDX
- 16,17** IRWA Region 7 Spring Forum
Spokane, WA
- 21** Federal Agency Update
Washington, DC

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SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 April Newsletter Information Deadline	3	4	5	6	7
8	9	10	11 C-203 Alternative Dispute Resolution Portland, OR	12	13 IRWA CH 3 Board Meeting 10:30am Lunch 12:00pm	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5
6	7	8	9	10	11	12

FRECALENDARSTOPRINT.NET

APRIL

- 2** April Newsletter Information Deadline
- 11-12** C-203 Alternative Dispute Resolution
Facilitator: Carol Brooks, SR/WA
Location: Radisson, PDX
- 13** RWA Chapter 3 Board Meeting & Lunch Meeting

MAY

- 10** Hold this date for a Special event... More to come

Officers 2011

President

Dawneen Dostert
dawneen_dostert@comcast.net
 360 904-3187

Vice President

Matt Gossett
matthew.c.gossett@odot.state.or.us
 503 731-8425

Treasurer

Jim Lingeman, SR/WA
jim.lingeman@gmail.com
 360 909-0855

President-Elect

Jim Lingeman, SR/WA
jim.lingeman@gmail.com
 360 909-0855

Secretary

Matt Gossett
matthew.c.gossett@odot.state.or.us
 503 731-8425

Committee Chairs for 2011

Awards/Recognition

Eilene Gehrke, SR/WA
eilene.gehrke@pacificcorp.com

Asset Property Management

Vacant

Education Chair

Lori Hathaway
ufslori@comcast.net
 503-551-5552

Environment

John Hooson, Vice Chair of
 IRWA Environmental Committee
landsolutions1@frontier.com
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Historian

Leslie Finnigan, SRWA
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Meeting Coordinator

Shannon Fish
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 360 773-8334

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