WELCOME!

WILKES EAST NEIGHBORHOOD ASSOCIATION (WENA)

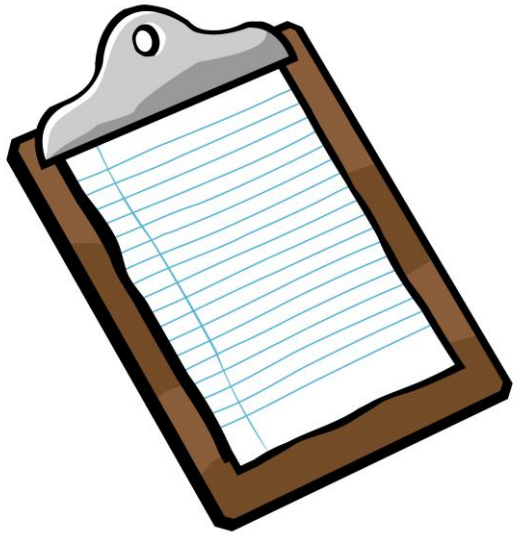
PUBLIC MEETING

NOVEMBER 9, 2026

Wilkes East Neighborhood

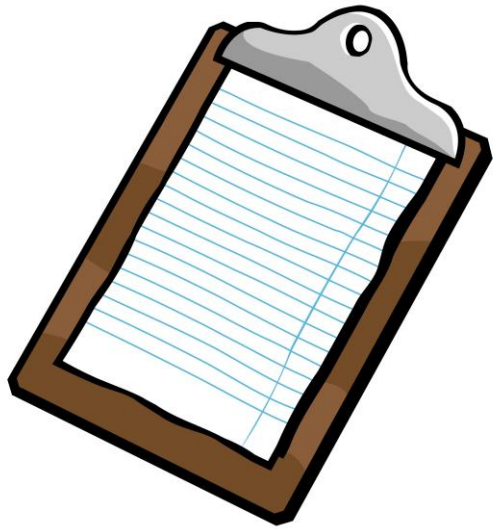
It’s our last meeting for 2026!

SIGN IN!



Please sign in and give us your email address! We won't sell or give your information to anyone!

We email WE residents only a few times a year to alert you to meetings or City announcements.



AGENDA

- WENA Business (details on the next slide) 7:00 – 7:15
- Board elections 7:15 – 7:30
- Bylaws game and voting 7:30 – 8:10
- Thimbleberry Collaborative Farm presentation 8:10 – 8:20
- Open discussion 8:20 to 8:30
- Wrap-up, adjourn 8:30 PM



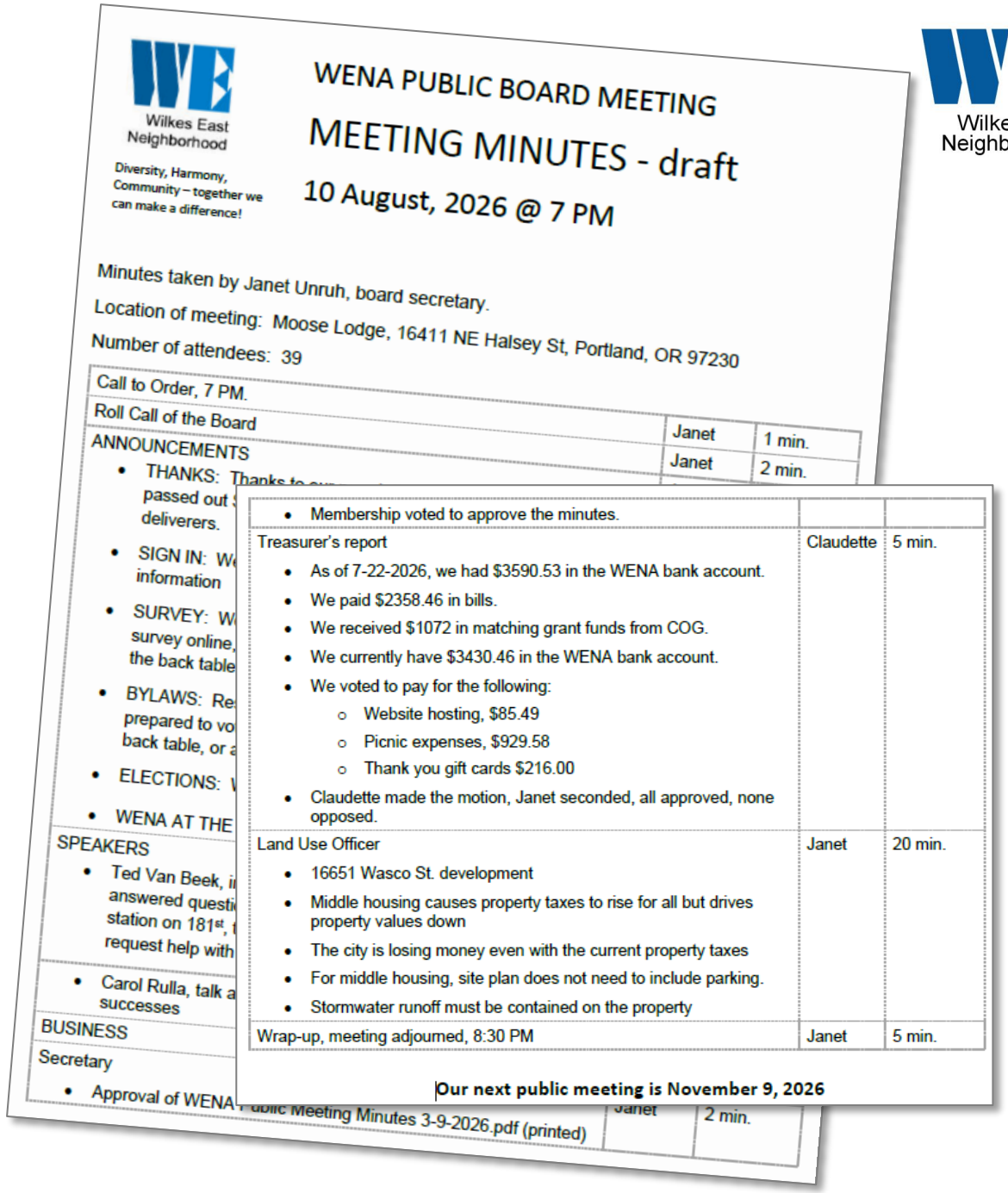
WENA BUSINESS



- Call to order
- Roll call of board members
  - Claudette Naylor (treasurer) (outgoing)
  - Janet Unruh (secretary)
  - Bob Lundbom (media)
- Approval of August meeting minutes
- Treasurer’s report
- Land use report—16651 NE Wasco
- Update on complaints

APPROVAL OF AUGUST MEETING MINUTES

- Vote to approve the previous public meeting minutes
- Printed copies are on the back table (please share)
- Membership (that's you) votes to approve public meeting minutes
- Our public meetings are in March, August, and November



Wilkes East Neighborhood

Diversity, Harmony, Community – together we can make a difference!

WENA PUBLIC BOARD MEETING

MEETING MINUTES - draft

10 August, 2026 @ 7 PM

Minutes taken by Janet Unruh, board secretary.

Location of meeting: Moose Lodge, 16411 NE Halsey St, Portland, OR 97230

Number of attendees: 39

Call to Order, 7 PM.		
Roll Call of the Board	Janet	1 min.
ANNOUNCEMENTS • THANKS: Thanks to our … passed out … deliverers. • SIGN IN: We … information • SURVEY: W… survey online, … the back table • BYLAWS: Re… prepared to vo… back table, or a… • ELECTIONS: … • WENA AT THE …	Janet	2 min.
SPEAKERS • Ted Van Beek, i… answered questi… station on 181st, … request help with… • Carol Rulla, talk a… successes		
BUSINESS		
Secretary • Approval of WENA Public Meeting Minutes 3-9-2026.pdf (printed)	Janet	2 min.
• Membership voted to approve the minutes.		

Treasurer's report
• As of 7-22-2026, we had $3590.53 in the WENA bank account.
• We paid $2358.46 in bills.
• We received $1072 in matching grant funds from COG.
• We currently have $3430.46 in the WENA bank account.
• We voted to pay for the following:
  ○ Website hosting, $85.49
  ○ Picnic expenses, $929.58
  ○ Thank you gift cards $216.00
• Claudette made the motion, Janet seconded, all approved, none opposed.
	Claudette	5 min.

Land Use Officer • 16651 Wasco St. development • Middle housing causes property taxes to rise for all but drives property values down • The city is losing money even with the current property taxes • For middle housing, site plan does not need to include parking. • Stormwater runoff must be contained on the property	Janet	20 min.
Wrap-up, meeting adjourned, 8:30 PM	Janet	5 min.

Our next public meeting is November 9, 2026

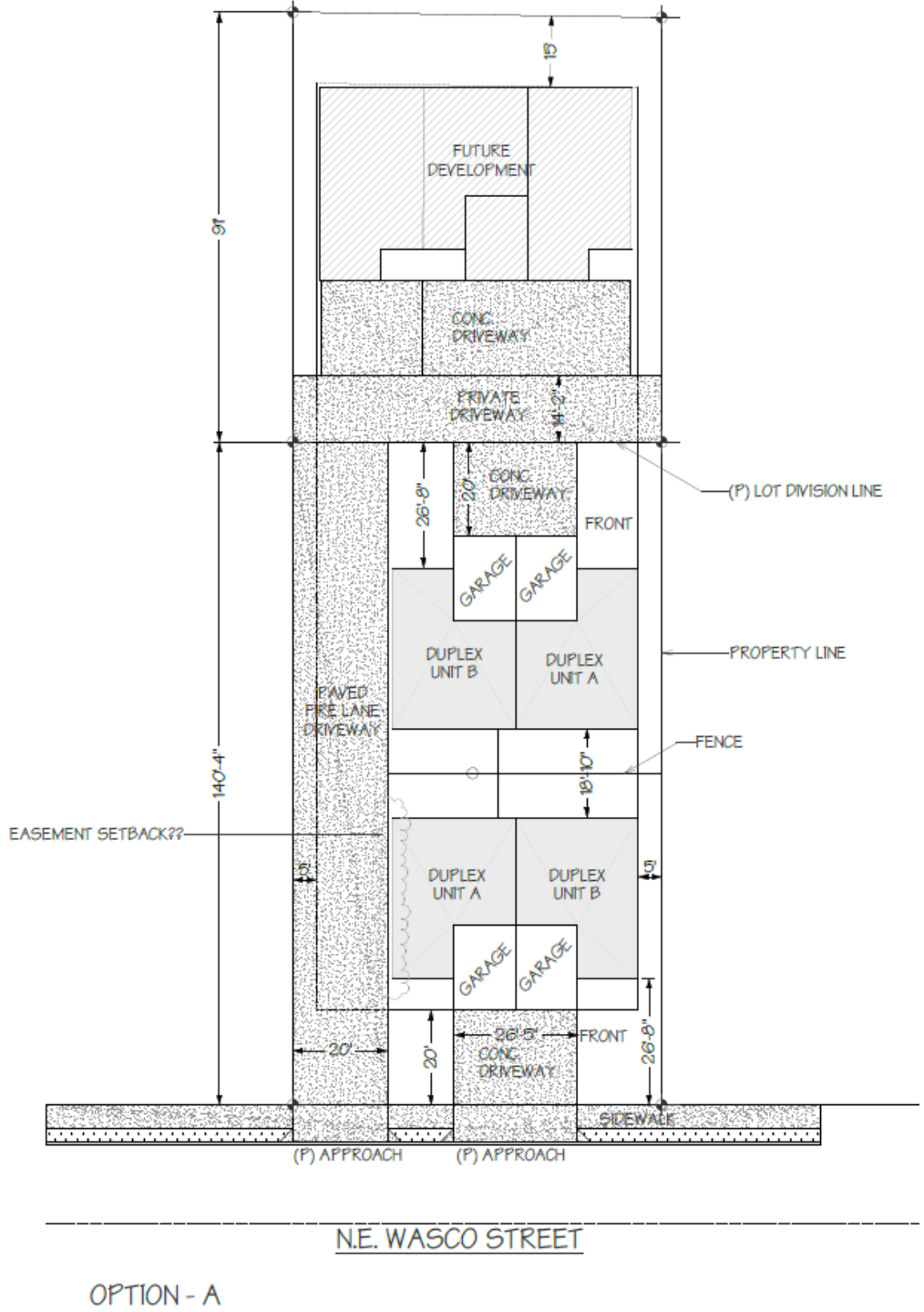
TREASURER'S REPORT

Wilkes East Neighborhood



LAND USE

Update on
16651 NE Wasco St.
“middle housing”
development



Wilkes East Neighborhood

LAND USE—16651 NE Wasco

Wilkes East Neighborhood

Land division: The developer submitted a formal application on August 17, 2026, to divide the property into two lots. The City received the necessary supporting materials and declared it complete on October 9.

The public comment period has expired. According to the City planner, only one written comment was received.

The land division application is now under review, and the City expects to issue its decision by December 6, 2026.

LAND USE—16651 NE Wasco

Wilkes East Neighborhood

Separately, the developer has submitted a building permit application for a duplex on the existing property. That permit is also under review.

No final land division approval has been reported, and we are continuing to monitor the project.

UPDATE ON COMPLAINTS

Wilkes East Neighborhood

SPEED TRAILER

Police (General Information) Completed
NE 172nd Ave & NE Halsey St, Gresham, OR 97230, USA
unruh.janet@yahoo.com submitted 11 days ago
Wilkes East residents want a speed trailer set up at the intersection of NE Halsey and NE 172nd.

SCHOOL ZONE SIGNS AND SPEED BUMP

Street Signs Completed
17020 NE Wilkes Rd, Portland, OR 97230, USA
unruh.janet@yahoo.com submitted 11 days ago
Signs are needed on NE 169th next to the Wilkes East Elementary School to indicate a school zone. Neighbors also want speed bumps.

TENTS AND TRASH ON NE SAN RAFAEL

NE San Rafael between 170th and 181st.
Nearby: Birch Community Services (for low-income families)

HANDOUTS

- November 9 public meeting agenda (for tonight)
- August 10 meeting minutes (for approval)
- Survey results
- Bylaws – draft with hints for quiz game
- Bylaws quiz questions
- Tree code project update

Sign up to be on the Events Committee!



Next… elections

Wilkes East Neighborhood

ELECTIONS

ELECTIONS

Wilkes East Neighborhood

Elections are held at the November public meeting every year.

- All positions are up for election.
- No experience is required.
- Work with your neighbors.
- Minimum two hours per month.
- You can make a difference.



Board membership is a one-year commitment.

WENA SLATE OF CANDIDATES FOR 2027

- President: Dimitrios Zourkos
- Vice President: no candidate
- Secretary: Nicole Simon
- Treasurer: no candidate
- Land Use Officer: Janet Unruh
- Publications: Bob Lundbom
- Member at Large: Elane Escobedo
- Member at Large: Claudette Naylor

VOTE ON THE SLATE

Do we have any other nominations?

If there are no objections, we'll vote on these candidates as a slate.

- President: Dimitrios Zourkos
- Vice President: no candidate
- Secretary: Nicole Simon
- Treasurer: no candidate
- Land Use Officer: Janet Unruh
- Publications: Bob Lundbom
- Member at Large: Elane Escobedo
- Member at Large: Claudette Naylor

Wilkes East Neighborhood

BYLAWS

BYLAWS



The purpose of bylaws:

- Define operations
- Establish member rights
- Promote accountability
- Ensure transparency

As a member of WENA, you have the **right to review and approve or comment on the bylaws**.

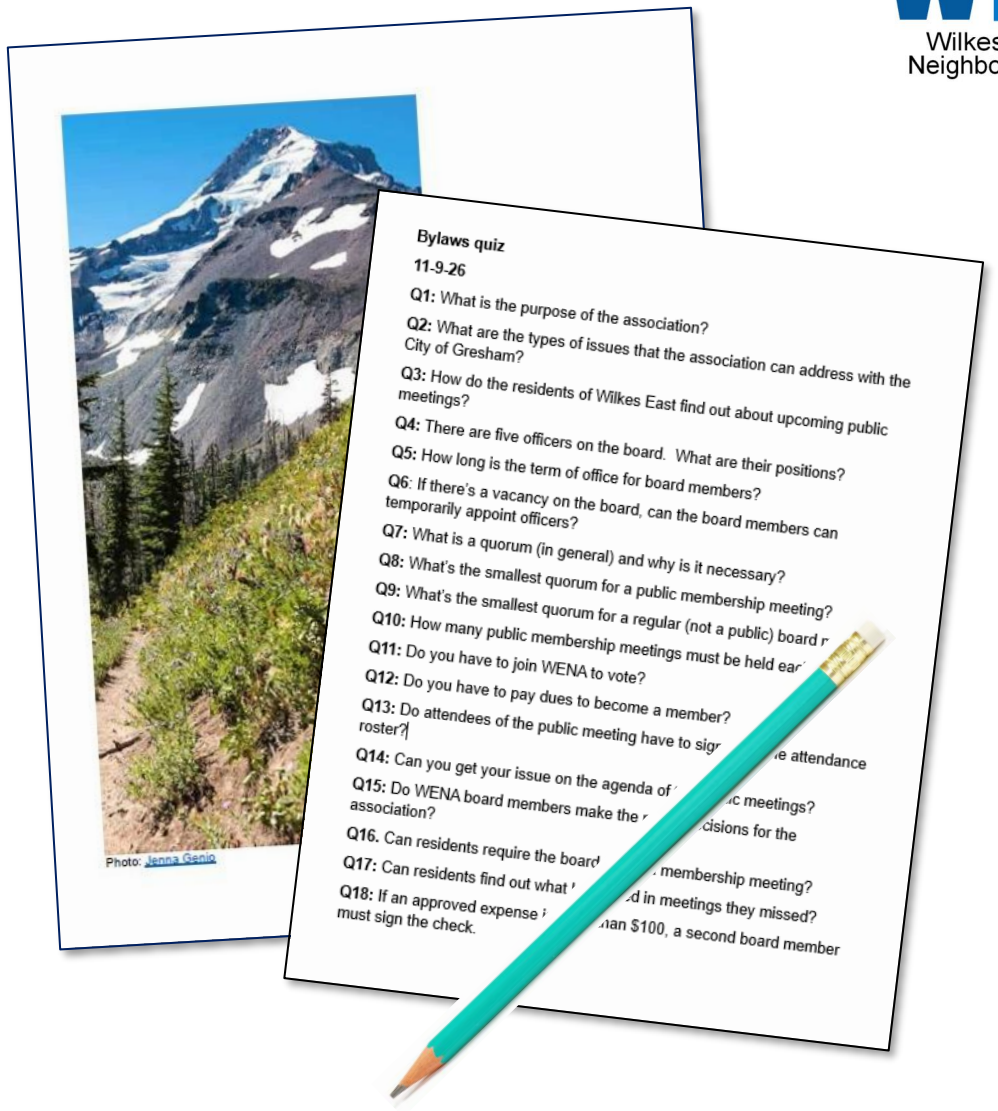
Right now, the bylaws are in draft until you, the membership, vote to approve them.

BYLAWS GAME

Hopefully, you have already finished your “homework.”

In a minute, we’ll run through the 18 questions with the answers. We’ll take 15 minutes to do this. We can stop for discussion if needed.

After that, we’ll ask for a show of hands of those who answered the questions.



BYLAWS GAME

Wilkes East Neighborhood

If you answered the questions, you can receive a prize.

Prizes include: pocket knife, emergency whistle, stickers, refrigerator magnets, etc., until we run out!

Let’s go! Here are the questions and answers…

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q1: What is the purpose of the association?

Answer: ARTICLE II, Purpose. Page 5.

The purpose of the association is to provide an open forum for the membership to discuss matters of common concern; to educate and act cooperatively on such matters…

Continued, next slide

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q1: What is the purpose of the association? Part 2.

Answer: ARTICLE II, Purpose. Page 5.

…to represent the views of the membership before public or private bodies; to serve as a communication link between members and the City of Gresham or similar entities; to facilitate citizen involvement, especially with the City of Gresham; and to foster a sense of community for all members.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q2: What are the types of issues that the association can address with the City of Gresham?

Answer: ARTICLE II, Purpose. Page 5.

Matters of common concern include, but are not limited to, the livability of the neighborhood, city and region; and participation in all phases of government processes with special emphasis on planning and land use.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q3: How do the residents of Wilkes East find out about upcoming public meetings?

Answer: ARTICLE V, Section 4, Notice. Pages 6, 7.

The association shall make every reasonable effort to notify members, which may include notice by U.S. mail, electronic mail, phone calls, handbills, newsletters, public postings, web sites, or public meetings notice to local media.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q4: There are five officers on the board. What are their positions?

Answer: Article VI, Section 1, Board Officers. Page 8.

1. President
2. Vice President
3. Treasurer
4. Secretary
5. Land Use Officer

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q5: How long is the term of office for board members?

Answer: ARTICLE VI, Section 4, Term of Office. Page 8.

One year.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q6: If there's a vacancy on the board, can the board members temporarily appoint officers?

Answer: ARTICLE VI. Section 7, Vacancies. Page 9.

Yes. Board vacancies shall be temporarily filled by a majority vote of the remaining board members. A permanent replacement to fill the unexpired term shall be elected at the next regular membership meeting or at a special meeting called for the election. All positions are up for (re-) election at the annual public meeting in November.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q7: What is a quorum (in general) and why is it necessary?

Answer: Found on the Internet.

A quorum is the minimal number of officers and members of a committee or organization, usually a majority, who must be present for valid transaction of business.

In other words, a quorum is necessary for making official decisions, like to take action or spend money.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q8: What's the smallest quorum for a **public membership** meeting?

Answer: ARTICLE V, Section 5, Quorum. Page 7.

Quorum for a public membership meeting shall be the greater of ten members or twice the number of board officers present physically or electronically.

Note: Very few people are needed to make important decisions!

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q9: What's the smallest quorum for a **regular** (not a public) board meeting?

Answer: ARTICLE VII, Section 4, Quorum. Page 11.

A quorum shall consist of a majority of the board members, physically or electronically, but not less than three.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q10: How many public membership meetings must be held each year?

Answer: ARTICLE V, Section 1, Required Meetings. Page 6.

At least 3, one of them is the annual fall meeting in November.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q11: Do you have to join WENA to vote?

Answer: ARTICLE IV, Section 2. Voting Rights. Page 6.

No. Residents, property owners, and representatives of nonprofits, schools, businesses, and youth groups in Wilkes East are all members. Anyone in these categories who comes to the public meeting gets one vote.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q12: Do you have to pay dues to WENA?

Answer: ARTICLE IV, Section 3. Dues. Page 6.

No. Dues are prohibited.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q13: Do attendees of the public meeting have to sign in on the attendance roster?

Answer: ARTICLE V, Section 9, Attendance Record. Page 7.

Yes. An attendance sheet shall be provided at each meeting. It is the responsibility of members to sign in at meetings. The board shall keep personal information of attendees private and only use that information for association communications.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q14: Can you get your issue on the agenda of the public meetings?

Answer: ARTICLE V, Section 6, Agenda. Page 7.

Yes. Every public meeting must set aside time for members to raise concerns. (Members can also attend regular board meetings and request time to discuss an issue.)

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q15: Do WENA board members make the major decisions for the association?

Answer: ARTICLE V, Section 8, Decisions. Page 7.

No. Major decisions are voted on in the association's public meetings. Routine decisions, e.g. paying regular bills, are made in board meetings and reported to the membership at the next public meeting.

See also ARTICLE VII, Special and Emergency Meetings, and Board Decisions. Both are on page 11.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q16. Can residents require the board to call a membership meeting?

Answer: ARTICLE V, Section 3, Date, Time and Place. Page 6.

Yes. A written request from at least 20 members requires the board to call a membership meeting within 30 days.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q17: Can residents find out what happened in meetings they missed?

Answer: ARTICLE V, Section 10. Minutes. Page 8.

Yes. Meeting minutes must document motions, voting results, relevant discussion, and minority opinions. They are available to the public on request, although the board may charge a reasonable fee. Minutes are available on our website, wilkeseastna.org.

BYLAWS GAME ANSWERS

Wilkes East Neighborhood

Q18: If an approved expense is more than $100, a second board member must sign the check.

Answer: ARTICLE VI, Treasurer. Section 9-D.

True. The second board member must be authorized by the bank to sign checks.

Next, are you ready to vote on the bylaws?

BYLAWS: Ready to vote? Here's the process:

Wilkes East Neighborhood

1. President: Are there any questions or comments?
2. Member: I move that we adopt the bylaws as presented.
3. Member: I second.
4. President: If there is no further discussion, the motion is to adopt the bylaws as presented.
5. All in favor raise your hand. (Count the hands.)
6. All opposed, raise your hand. (Count the hands.)
7. Abstentions, raise your hand. (Count the hands.)
8. The motion is carried (or not). The bylaws as presented are adopted.

BYLAWS PRIZES

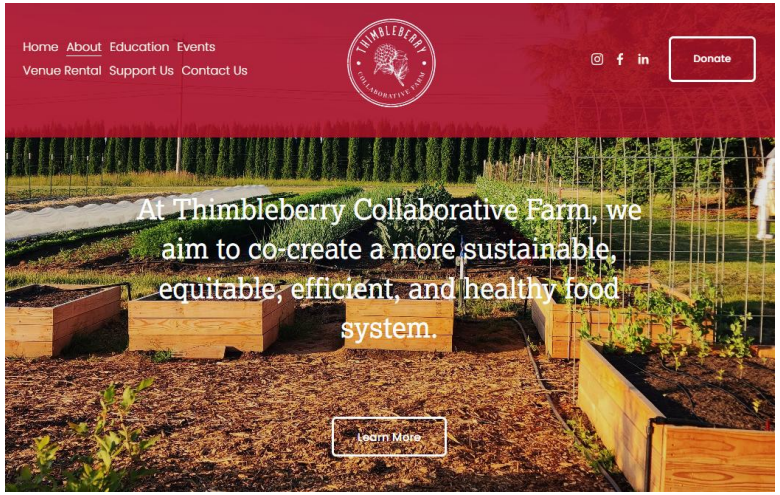
Wilkes East Neighborhood

Winners come up to the front of the room to select your gift!



Wilkes East Neighborhood

Thimbleberry Collaborative Farm





Bella Mounsey, she/her
Education Programs Manager
Thimbleberry Collaborative Farm

8:10 to 8:20

OPEN AGENDA

Wilkes East Neighborhood



8:20 to 8:30

Wilkes East Neighborhood

WRAP-UP
ADJOURN



See you in March 2027!

If not before then!