



Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

Annual Meeting Minutes September 20, 2014

Meeting called to order by President Devin Harris at 7:01pm.

(As per Oregon Planned Community Act, by Senate Bill 963, effective January 1, 2010. Notice is hereby given if a quorum of 1/3 of the owners (in person or proxy) is not met, the Annual Meeting on October 21, 2013 will be adjourned.

A new meeting will be called to order 5 minutes later. The quorum requirement for this meeting will be reduced by one half.)

Meeting adjourned at 7:01p.m.

Welcome, Devin Harris

Board Member Introductions

Member Introductions

Meeting called to order again at 7:08pm. Quorum met.

2013 Annual meeting minutes were read by Secretary Echo Murray. Jim Myer made a motion to accept minutes as corrected, Doug Kelley 2nd, motion passed.

Treasurer's report was given by Kevin Larson

Actual Ledger

Beginning Balance September 20114 \$ 17,838.86

Yearly Income \$ 25,037.19

Yearly Expenses \$ 25,199.41

Est Ending Balance September 2013 \$ 17,661.64

Balances are approximate due to end of fiscal isn't until September 30, 2014.

CD Balance

9/30/2014 \$ 76,881.81

Interest \$ 113.39

Deposit \$ 12,000.00

Year End Balance \$ 88,995.20

Motion to accept Actual Treasurers reports" Carol Kelley motioned, Joann Rienks 2nd, motion passed.

2014-2015 Proposed Budget reviewed by members.

Beginning Balance \$ 17,661.64

Income \$ 33,000.00

Expenses \$ 33,147.00

Ending Balance \$ 17,514.64

Motion to accept proposed budget by Chuck Bean, Joann Rienks 2nd, and motion passed.

Yearly Accomplishment Report: Echo Murray

Double investment to CD

ARC Guidelines for new development

Lower management issues
Web page completed

Board Positions: 2 positions this year. Both are three year term positions. One mailed in nomination was received. Jodi Kerr was nominated for a position. Jodi declined the nomination.

Nominations from the floor were for current board members. (Echo Murray & Doug Kelley) Members voted to retain the current board members.

Devin Harris & Doug Kelley nominated Bill Perry.
Denny Larios and Karen Burger nominated Echo Murray

Committees:

ARC: Carol Kelley gave a report. Encouraged people to follow procedures for project work. Carol answered questions.

ARC Members
Doug Kelley, Board Liaison
Carol Kelley
Mary Dutcher
Karen Burger
Cindy Norlin
Jody Herndon
Sharon Nolin
Jodi Kerr
R.D. Buell

Road Committee: Doug Kelley gave a report concerning crack sealing. Two years ago CR Contracting had submitted a bid for \$ 9442.00 for sealing our roads. The bid was accepted and they did the job. The Board wasn't pleased with the results and they came back in the fall of 2013 and completely redid the job. The board was pleased with their job. Their 2014 bid was \$ 8157.00, the board declined because we thought it was too expensive for touchup work. It was decided that in 2015 we would put out bid requests for crack sealing.

Road Members:
R.D. Buell
Jody Herndon
Randy Smith
Kevin Larson, Board Liaison

A concern was brought forth about the stop sign at the school being ignored and traffic just coming out into the street unaware. It was decided that we would explore designating school zones and installing signs for school zone in the hope that it would raise awareness.

Open Session:

Cindy Norlin – reported that she had some issues with kids shooting BB guns on their property and near the highway. She asked that the next time we wrote a newsletter or sent a mailing out we include a safety precaution about shooting in residential areas.

Denny Larios motioned to adjourn meeting at 7:58pm. Carol Kelley and Jim Myers both 2nd, motion passed. Meeting adjourned.