



Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

Minutes

Annual Board Meeting September 19, 2015

Meeting called to order by President Devin Harris at 6:58pm.

(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 September 19, 2015 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 6:59p.m.

Welcome, Devin Harris

Board Member Introductions

Member Introductions

Meeting called to order again at 7:03pm. Quorum met.

- A. **Reading and Approval of 2014 Minutes:** 2014 Annual Meeting minutes were read by Secretary Echo Murray. President Devin Harris asked for a motion to accept minutes as read. Mel Luckie made a motion to accept minutes, Jeff Kerr 2nd, motion passed.

B. **Treasurers Report:**

Board Member Kevin Larson presented the 2014-2015 Actual Ledger. President Devin Harris asked for a motion to accept the ledger. Jeff Kerr made a motion to accept, Donna Bagley 2nd, motion passed.

President Devin Harris presented the proposed 2015-2016 budget. Devin explained the Midstate Electric proposal concerning energy efficient bulbs for the street lights. Members had an active discussion on the pro's and con's of updating street lights. Board will continue discussion with Midstate electric. Motion to accept budget made by Jim Sheridan, Mel Luckie 2nd, motion passed.

C. **Proposed Actions for Board:**

Midstate Electric street lights
Road Evaluation
Life & Safety issues within town
Web Page update

D. **Board Positions:**

Two positions open on the Board. Devin Harris and Kevin Larson said they would run again. Both positions are three year terms. Bill Perry described the voting process. Jim Sheridan nominated Robert Sandburg from the floor. Devin and Kevin gave a background speech about

themselves and their vision for the town. Jim Sheridan gave a brief report on Robert. Ballot paper was distributed to members and votes were placed. Devin Harris and Kevin Larson both retained their positions.

E. Correspondence: None

F. Guests: No Guests

G. Committee Reports:

Management:

We feel that so far doing it ourselves while a slower process is working. Less issues and members seemed happy with the situation.

H. Open Session:

We had a good discussion about the life and safety issues in town. There are several areas where the trees and shrubs are blocking visibility of corners. There are additional areas where tree branches have grown over the streets and can negatively impact emergency vehicles, moving trucks, and snow plows.

The corner of Nob and Mississippi provided some great recommendations on how we might mitigate the issue of blocking visibility for vehicle and walkers. Painting a center stripe on the pavement and installing a stop sign on Non Hill.

Residents on the south side of town had a possible solution to traffic speeding into and out of Gilchrist onto Gilchrist forest road. Possible speed bump on the edge of the road.

Enforcement versus property values. Everyone has a different opinion on what increases their property values. Management practices can be efficient and effective. Membership recommendation is to raise fines and make them progressive. Send a letter to homeowners explaining the fine process so they have prior knowledge about the board and management procedures.

Russ Dubbel: Traffic and walking hazards affect the school. Should involve them in the solutions. Maybe recommend a driving school/course through the school. He says the schools have a role to play in our traffic issues – kids driving the street at a higher rate of speed, lack of experience.

Members asked that maybe next year invite the Ernst Family Foundation to our annual meeting to talk about their plans for the mall.

Jim Sheridan expressed his concerns for the children directly across from his house. They play in the street and down his driveway. He has talked to the parents without any success. Would like assistance from the board.

Continued discussion about a center stripe and stop sign on Nob and Mississippi Street junction. Members thought that was a good and simple solution to try and mitigate the vehicle versus pedestrian issue there without taking Jim trees down.

Off road vehicles in town. Not street legal, no helmets, impacting vehicle traffic. ~~Jim Sheridan doesn't want to see access to Gilchrist forest closed off from town.~~ Per Jim's request this was struck from the minutes. Is the board assuming liability by allowing these? Members see the

problem as being young kids riding without proper attire. We even have signs talking about snowmobiles. Can they not walk their machines to the forest instead of riding through town?

Write a letter to all property owners. Specifically have messages to landowners who rent their property out. Cover parking in yards, speeding, young kids, animals, etc. Mention that they are responsible for the conduct of their renters. Important to inform their renters and provide copies of the CCR's and Policies to their renters as part of their rental agreement.

Thanked the board for the hard work but encouraged us to do it. We are their stewards and represent them for the town.

Thought maybe explore posting the violations and violators on the private side of the web page.

Open session closed. Thanked everyone for coming and their assistance and encouragement.

Motion to adjourn the annual meeting was made by Mel Luckie, 2nd by Peggy Dubbels. Motion passed.