



# Gilchrist Owners Association

P.O. Box 862  
Gilchrist, Oregon 97737

## **Minutes**

### **Annual Board Meeting September 24, 2016**

**Call to Order** By Devin Harris at 7:00pm by Devin Harris, President. Those Present: Devin Harris, Bill Perry, Kevin Larson, and Echo Murray. Kerry Wilson absent.

(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 24, 2016 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.)

During recess introductions were done by board and membership.

Meeting opened again at 7:10pm.

**A. Reading of the 2015 Annual Meeting Minutes by Echo Murray:** Motion made to accept minutes by Vern Grindy, Jody Herndon 2<sup>nd</sup>, motion passed to accept minutes as corrected.

**B. Presentation of the 2015 treasurer's expenditures report by Kevin Larson.** Discussion.

Vern Grindy suggested if we could send out proposed budget out before meeting for membership review. Members could then formulate questions and/or comments to present at the annual meeting.

Russ Dubbles asked if we could project a 1, 3 and 5 year proposed budget so we would have an idea of items coming up that might need to use the CD money on.

Vern Grindy motioned to accept treasurer's reports, Jody Herndon 2<sup>nd</sup>, motion passed.

**C. Presentation of the 2016/2017 Budget: Kevin Larson and Devin Harris.** No real changes. Increase in umbrella insurance policy, and insurance that occurs annually is liability insurance, and general liability. Covers Board, Assistant to the Board, and the commons.

Motion to accept actual budget made by Vern Grindy, Jody Herndon 2<sup>nd</sup>, motion passed.

**D. Board ongoing projects given by Echo Murray:**

- Improve the lighting
- Road conditions
- Safety of our roads
- Maintaining property value

**E. Accomplishments by Echo Murray:**

- Web page
- Hillcrest Tree Removal
- Adopted Klamath County Code
- Storm damage and town cleanup and chipping w/GHS volunteers
- Widening of Albert

**F. Board Position Voting: One Board position open, 3 year term.** One nomination from the floor (Richard Seehawer). Richard refused nomination. Echo nominated Dylan Webb. No other nominations. Dylan Webb newest member of the Board of directors.

**G. Correspondence: None**

**H. Guests: None**

**I. Committee Reports:**

1. **ARC:** (Cindy Norlan (Chair), Mary Dutcher, R.D. Buell, Jody Herndon, Sharon Nolin, and Devin Harris (Board Rep).
  - a. Mary Dutcher resigned, resignation letter read by Cindy Norlan. Peggy Dubbles volunteered to replace Mary Dutcher.

**J. Open Session: 5 minutes per member (Please be respectful and courteous to other members)**

Jim Sheridan:

1. Doesn't like that 2 board members live out of town.
2. Trees that were removed on common land along Jim's property on the corner of Nob and Mississippi Street. Jim feels too many were removed and is not happy with the result. He said vehicles drive too fast and would like the board to consider compensation for the loss of the trees. The Board explained that they felt this was a life and safety issue for both walkers and drivers coming around this corner. The trees are on common land.
3. Jim and Mary Dutcher recommend stop signs on both sides of the intersection of Michigan Ave and Mississippi Street.

James Reed:

1. Brought up that snow piled up in front yard lawn. Near flag pole and in driveway. Not normal berm snow in driveway. ODOT to move snow away from entrances.

Marlene Reid:

1. Mentioned she thought all lateral streets need stop signs.
2. Why can't snowmobiles ride in town?
3. How does the GOA enforce vehicles parked along the streets?

Russ Dubbles:

1. Has issues with trees that were removed near Jim Sheridan's property.
2. Said there were no notifications of adjoining property owners.
3. Midstate Electric has utility right of way – trees weren't big enough to cause powerline issue.
4. Removal left stumps and stakes.
5. See attached notes for the rest of Russ's comments.

Cindy Norlan:

1. In response to Russ Dubbles comments on loss of trees. When ODF cut down trees near their property additional road noise was created. They planted on their property trees to help filter the noise.
2. Read Mary Dutcher's resignation letter.

Peggy Dubbles:

1. How can we get the trailer parked along Rhododendron St moved?
2. There is a rental on Nob hill next to them that parks their vehicles in their yard. What can be done about that?

Richard Seehawer

1. Asked whether the GOA board is required to live in town?

**Adjourn:** Motion by Peggy Dubbles, 2<sup>nd</sup> by Russ Dubbles, motion passed. Meeting adjourned

ENM

Turned in to GOA Board by Russ & Peggy  
Dubbles  
9/24/16 Annual  
mtg

- No Public Meeting (unable to access website)

Just ~~listed~~ checked it out - said its on their side <sup>ours</sup> walk

- Any Private Meetings Held? Discussions, other options or Vote? Nope - Reg mtg & Annual Mtg

- No Public Notice Mailed to Property Owners (we believe this is violation of State Law) GOA By laws - page 5

Sec 9 Reg mtgs.

- Was any permission sought, and if so what were the parameters? Was written notice given, and was it specific?

- No Notice Given to Midstate or other Reg Utilities regarding removal of trees in their right of way or under their jurisdiction. Its on common ground - not utility easement.

- Fire Hazard Created by leaving brush & duff below trees. *fixed*

- Trees over 4" DBH removed without permit number over 20+ trees (presumed this violates Home Owners own ordinance after Mr. Perry removed large pine trees)

which was created at

- Safety Hazards by leaving stumps above ground - causing possible harm to walkers or bicyclers. *fixed*

Other Issues

- Individually and severally liable for their actions.

- Speeds are not faster than ever

- Property Owner Not Compensated for:  
*guns tell me people have slowed down*

- ① Loss of Privacy from Screening and Land Use Across the Street

- ② Aesthetic Loss

- ③ Property Value Loss

- ④ Noise Abatement

- ⑤ Trespassing & Vandalism  
*Common*

- Compensation is due by parties involved ~~in~~ this not HOA.

- A building within sight of our home is less than 5' of property line

- I make a motion to

Tried in to GOA Board by Russ & Aggy  
Doubles  
9/2/2019

## Other Issues

① Trash Trailer in Public View for over a year — taken care of

② Car Sales Business - Parking cars all over town. on EBC land not GOA

③ Illegal Size Placement & Height of Yield — STOP signs — Also illegal striping line —

④ Debris pile dumped by access road — (Jim's Drush?)

⑤ Inability to access HOA website  
your issue just not thoroughly detailed complaint

⑥ Asked for minutes twice — no response.

⑦ Cars parked in yards - trailers -

⑧ Adjoining home to ours (not Jim) looks like hotel w/ Many occupants damaged power line — yard filled w/ vehicles