



Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

Minutes

Open Board Meeting March 6, 2014

- 1. Call to Order** By Devin Harris at 5:31pm
All Board members present
- 2. Reading and Approval of the August Meeting Minutes:**
No changes. Minutes Approved.
- 3. Reading and Approval of the Treasurer's Report**
 - Review check register, bills paid and initialed, monies received.
 - Review liens and dues still outstanding. No liens / 9% still outstanding (being researched)

Checking Balance 9-30-2013	\$ 17,823.86
Deposits:	\$ 3,252.69
Payments:	\$ 7,892.82
Ending Balance 3-7-2014	\$ 4,640.13

4. Introduction of Guests. R.D. Buell

R.D. talked about the high water and flood issue that happened during the rains and rapid snow melt in town. R.D. gave an overview of the historical drainage ditch on the eastside of the top houses. This ditch was put in for these types of water situations during the Gilchrist Timber Company days. Unfortunately the drainage ditches have not been maintained. People have filled them, driven through them etc so when the water melt off hit the water went through town and harmed driveways, flooded behind the mall, and made for high water issues along the highway.

Oregon Department of Forestry (ODF) now splits ownership with privately owned property surrounding this ditch. It should be fixed and maintained for future water runoff. R.D. has opened discussion with ODF; they aren't responsible for how the property owners have contributed to this issue. Discussion will continue between ODF and GOA. R.D. recommends moving the ditch totally onto ODF lands, fixing it and then maintaining it. It would require a permanent easement for the GOA to do maintenance. Devin mentioned that he didn't think the GOA would want the responsibility of this ditch. We all acknowledge that something needs to be done.

The Theatre ditch is another issue that needs to be resolved. It has been filled with rock from the rock that was placed on the road edge between Michigan and side of School property. The rock and debris need to be cleaned out of the culvert so water could flow freely through it. The ditches on the school side of the theatre need to be cleaned and drainage ditches re-done. This runs from the north side of the theatre to the culvert across from the Gilchrist Inn.

The Board asked if R.D. would contract out to do this job. Walker Range would do the ditch behind the houses for and estimated cost of \$ 600.00 and for the ditch work in town for estimated \$ 1000.00. Recommend that if the GOA fixes the issue with the ditches and culvert on property that Marlene Reid owns, she will sign an agreement to maintain it and agrees to not do any work that negates the fix. R.D. said that due to the age of the culvert under Michigan Street it might break apart during the cleaning out process. The quote of \$ 1000.00 will not cover the replacement of or fixing the culvert. The decision will be tabled until next Board meeting.

Doug Kelley will have a discussion with Marlene about this issue.

6. Committee Reports:

Management Report: Discussion was held on when to start the inspections. May 1st will be the start date.

Echo will compose a spring newsletter for homeowners.

ARC (Architectural Review Committee) No report on any improvements.

Bill Perry has been working on the New Development portion of the ARC Guidelines. Doug and Bill are working on this. Bill handed out some guides that other HOA's use; we should read it over and be prepared to make recommendations. Established a committee to work on this. Bill Perry, Doug Kelley and Carol Kelley.

Roads Committee – No report on how the orange cards worked or if they were ever implemented.

Echo handed out the report (January 2014) on hydrants that Gil Ernst emailed. They are making progress on fixing them. (Report filed with minutes)

7. Correspondence:

8. New Business:

Board Position Designations:

- | | |
|-------------------|--------------|
| A. President | Devin Harris |
| B. Vice President | Doug Kelley |
| C. Treasurer | Kevin Larson |
| D. Secretary | Echo Murray |

Spring Newsletter topics:

- A. ARC Updates
- B. Ditches / culverts
- C. Burning
- D. Web Site
- E. Maintain Property

Devin made a motion for Echo to write a spring newsletter and GOA will pay postage and mail to property owners. Bill 2nd, motion passed.

Next Meeting time/date: Annual Meeting May 8th, 5:30 pm, Gilchrist High School (Devin's Room).

If there is no further business, then the meeting will be adjourned.

Devin motioned to adjourn meeting, Bill 2nd, meeting adjourned. At 7:21pm