



Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

Minutes

Open Board Meeting September 22, 2017

Call to Order By Devin Harris at 5:31pm by Devin Harris, President. Those Present: Devin Harris, Kevin Larson, Denny Larios and Echo Murray. Dylan Webb absent.

Reading and Approval of the June Meeting Minutes: Approved as corrected

Reading and Approval of the Treasurer's Report: No written report

Review check register, bills paid and initialized, monies received: Devin

Checking Account Balance 8/25/2017	\$ 36,749.98
Deposits	\$ 1.49
Withdrawals	\$ 325.48
Ending Balance 2/28/2017	\$ 36,452.09

Introduction of Guests: None

Committee Reports:

Management Report:

ARC: 1 fence request on Michigan

Roads: Dylan Webb...No report

Correspondence: Vector control inquiry via email to Echo

Ongoing - Unfinished Business:

Albert Drive road widening. Project is on hold until 2018. Trees along Manzanita going up into Albert the board would like Walker Range to remove before winter.

Surveying: Will inquire as to whether Rainbow was finished. Would like to have the map showing the pins without an overlay. Echo will follow up with Rusty.

Snow signage. Devin motioned to contact attorney to approve sign wording and inquire about towing verbage legalities. Denny 2nd, motion passed. Devin motioned to pre approve a budget of up to \$500.00 to be spent on 5 signs, poles and hardware to install snow signs and 3 stop signs changed to commercial grade aluminum reflective.. Kevin 2nd, motion passed. Denny and Kevin will line locate and install.

Devin contacted pastor at the church. Discussed removal of the sign they placed. If no progress or removal of the sign we will move forward through the fine process. Devin will send them a letter and report at the next meeting.

Devin will add web page security and maintenance agreement to be paid January 2018.

Echo presented Deb Carey price quote for doing landscape maintenance along common grounds. Her fee is \$10.00/hour. We have several areas that need attention at this time. Along Jim Sheridan's corner, Mississippi and Michigan weeded and brush taken out, Rainbow near Donna Bagley's border, and Michigan and the Catholic Church grassy area. To start the board agreed to five hours at \$10.00/hr and a \$20.00 dump fee. Devin motioned the board to accept this proposal, Kevin 2nd, motion passed.

The board agreed to forgo adding or updating any new street signs at this time.

New Business:

Echo explained what the new marks on commons means. It's being done for the Gilchrist water Company to install turn off valves to each house.

Upkeep on common grounds. Some trees that need to be taken out and limbs trimmed.

Devin provided some paperwork on replacing some various street signs. Echo will contact Klamath County to see if they could make them for us.

Set up budget committee. Kevin Larson, Devin Harris, Denny Larios volunteered to be on the committee.

Devin brought up that the printer the board had purchased a few years ago is about worn out. Devin motioned to purchase a new one. Denny Larios 2nd, motion passed.

Echo said at some point after the annual meeting the board might start deciding who will manage the web page. Echo will continue for a while and will teach whoever the board decides to take over the procedures. Echo mentioned that we might want to look into a maintenance agreement for our web site. Board requested I get something from Michael to present at the next board meeting.

ARC should review the ARC guidelines and develop policy on painting the houses to include in the ARC guide.

Inquire with Deb Carey about common grounds upkeep. Echo will ask and report.

Frank and Lee Trudell about their tree removal. Where and what is going on.

Devin talked to Eric Fury from 7 Peaks about crack sealing. Going to have them come down and check our roads. Last year he didn't think we needed to do anything until 2018. He thought the roads looked really good. Devin requested board approval to request a quote if they say crack sealing is needed this year. Denny Larios motioned, Kevin Larson 2nd, motion passed.

Adjourn: Motion by Denny Larios, 2nd by Devin, motion passed. Meeting adjourned at 2:39pm

Annual Meeting: September 30, 2017 at 1 p.m.

Next Meeting is September 22, 2017, at 5:30pm – Crescent Fire Department Admin Building in Gilchrist.

ENM