



Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

Minutes

Open Board Meeting January 14, 2016

1. **Call to Order** By Devin Harris at 5:39pm by Devin Harris, President
2. **Reading and Approval of the December Meeting Minutes:**
No changes. Minutes Approved.
3. **Reading and Approval of the Treasurer's Report**
Review check register, bills paid and initialized, monies received: Devin

Checking Account Balance	Beginning: 9/9/2015	\$ 36,665.89
	Deposits:	\$ 3,776.12
	Expenditures:	\$ 12,844.22
	Ending Balance: 1/14/2016	\$ 9,068.10

Collection Rate approximately 86%
4. **Introduction of Guests:**
5. **Committee Reports:**
ARC (Architectural Review Committee) No Activity
Management Report: Discuss fines, cars parked in snow plows ways
5. Road Committee: R.D. Buell Road Committee – snow plow contractor. RD talked about vehicles either parked or broke down sitting along the road ways in Gilchrist. To help them be visible the snow plow crew has blue flagged them. Due to the rain that has fallen on the snow and frozen, the snow plows have moved back from plowing close to the vehicles. Running out of room to push snow in some areas because of this. It's getting close to one lane access in a couple of areas.
Discussions:
 - Devin mentioned that fines could be levied and accumulate weekly until people move their vehicles. Concerned that it really won't solve the current issue. They are buried in so much snow right now making it difficult to move them.
 - Albert Street needs to be widened this summer. Cut dirt and move out towards the state forest on GOA property. Make sure to remove the stumps.
 - Devin brought up that we had planned to survey the common lands so we have an idea of where property lines are located.
 - RD concerns about rolling snow off common onto private property. Could cause damage to unseen landscaping etc. Need places to store the snow for future storms.
 - RD reminded us that in the past the GOA had written letters to utility companies to mark their boxes with stakes for visibility. (Phone & sewer companies) It needs to be addressed once again.
 - Branches that were hanging over the road way that broke off from storm damage are now sharp stubs. Could cause damage to vehicles brushing against them. (Fire trucks, moving trucks, snow plows etc)
 - Marking driveway with snow stakes.
 - Making sure that driveways where high risk medical people are located so the driveways are plowed out for medical vehicles. Who would do this and how would we know it's needed?
 - The drainage ditches on the eastside of the east houses still needs to be addressed. They are filled in and blocked and in an overflow situation they will direct water into town, houses and streets. Kerry W motioned to have RD open a discussion with ODF State Lands about permission to clean out the ditches or put new ones in on ODF lands to help direct water away from town that flows from the Gilchrist State Forest. Bill P 2nd motion, motion passed.

- Crescent Fire Department is considering developing their parking in park of their current lawn. GOA will be glad to work with them so we can get them parking off the street.

6. Correspondence: No Report

7. Unfinished Business:

- Hydrants: Nothing to report.
- Tree roots – wait until spring
- Fireproof safe – still researching
- Tree and shrub trimming waiting until spring
- Short and long term goals – ongoing
- Snow letter – rewrite?
- Spring newsletter – topics so far
 - Surveying & widening of roads
 - Snow letter
 - General liability
 - Road Vegetation clearances
 - FireFree June 3 & 4 (free dump day)
 - Paving and crack sealing plans (short & long term)

8. New Business:

- Renewed snow plow contract with Walker Range for another three years. Motion/passed
- Snow Letter
- Midstate bill, Devin in discussion with them
- Sharon Nolin – tree removal – spring 2016 motion/passed
- Interfor – new management discussion
- Ernst brothers new employee replacing Randy Smith
- Washington federal – need to remove Doug Kelley off checking account
- Utility Tree Removal Letter. Echo Motion to having Kerry draft a letter to the utility tree company, Bill P 2nd, motion passed. Post on web page when approved by board.
- Liability Insurance: Check with insurance agency to increase our liability insurance from 1 million to 5 million. Devin will contact the insurance agency for quote on increase. Kerry W motioned to look into general liability insurance increase, Bill P 2nd, motion passed.
- Echo Murray motioned to have Kerry W contact our attorney to discuss having a liability indemnity discussion to replace the general snow plow letter and have one to include all for the GOA, Bill P 2nd. Motion passed. Devin will provide the contact information to Kerry for our attorney.
- Kerry W motioned that the Gilchrist Owners Association accept the Klamath County Property Codes (Klamath County Land Development Code) and Klamath County Nuisance Control (Chapter 40) without amendment and will use such codes in conjunction with the existing CCR's, Bylaws, and Policies developed by the Homeowners Board of Directors to organize and manage issues related to the operation, safety and governance of the Gilchrist town site. Devin H 2nd, motion passed. Echo will place on the GOA web page.
- Request town plat maps from Earl Perry, Klamath County Code Enforcement Officer

Adjourn: Motion by Devin H, 2nd by Bill Perry, motion passed. Meeting adjourned at 6:30 pm

Next meeting March 3 at 5:30pm. Location Walker Range

ENM