



Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

Minutes

Open Board Meeting August 25, 2017

Call to Order By Devin Harris at 2:00pm by Devin Harris, President. Those Present: Devin Harris, Kevin Larson, Denny Larios and Echo Murray. Dylan Webb absent, illness.

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 7/21/2017	\$ 34,798.90
Deposits	\$ 3,251.25
Withdrawals	\$ 1,301.07
Ending Balance 2/28/2017	\$ 36,749.08

60% dues paid.

Introduction of Guests: None

Committee Reports:

Management Report:

0 warning letters sent, 1) first violation letters and 1) 2nd violation notice (\$ 50.00 assessed) improving the warning and violation issues.

ARC: No report

Roads: Dylan Webb... Liaison: N/R

Correspondence:

Ongoing - Unfinished Business:

Albert Drive road widening. Devin has talked to RD Buell and Albert and what the status is on meeting with Cascade Gas.

Surveying: In progress. Waiting on good maps to lay information over. Not matching up. Project ongoing.

Working on signs for wording when entering Gilchrist during winter months. Will be working with Klamath County and then ordering the signs.

"The Grizz" Karaoke on Manzanita – sign on road. Devin left a message on the cell number advising them to remove the sign. Devin will follow up again.

Board set the Annual Board meeting September 30, 2017 at 1pm. trying a new time to see if we get more attendees.

Devin mailed copies of all notes, letters and emails concerning the Dubbels to our attorney. Waiting for a response.

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