



# Gilchrist Owners Association

P.O. Box 862  
Gilchrist, Oregon 97737

**GOA**  
P.O. Box 862  
Gilchrist, Oregon 97737

**Email:**  
[gilchristhomeowners@gmail.com](mailto:gilchristhomeowners@gmail.com)

**Website:**  
GilchristHOA.com

## Gilchrist Owners Association Minutes

### Open Board Meeting August 23<sup>rd</sup>, 2019

1. **Call to Order** by President Kevin Larson at 5:02 pm

**Present:** Kevin Larson, Doug Dubisar, Mel Luckie, Wiletta Harris, and John Driscoll.  
Dennis Larios was an excused absence

2. **Reading and Approval of the July Meeting Minutes:** The minutes were reviewed. Kevin Larson made a motion to accept the minutes as submitted. Doug Dubisar seconded the motion. The motion carried with a unanimous Aye vote.

3. **Reading and Approval of the Treasurer's Report:** Mel Luckie will provide the secretary with a list of individuals whose names are to be removed from the GOA accounts. These names will be entered into the minutes. Kevin Larson made a motion to accept the Treasurer's report as submit. John C. Driscoll seconded the motion. The motion carried with a unanimous Aye vote. Check register reviewed, bills paid, and bill statements were initialed and discussed.

4. **Guests:** Rachael Unrah. She recently purchased a house located on the south end of Manzanita. She described her background; work she's doing on the house and her settling into Gilchrist.

5. **Committee Reports:**

**Management Report:** The Annual GOA meeting will take place 14SEP19 in the Pine Room. It will commence at 5:00 PM.

**ARC (Architectural Review Committee):** No new ARC requests received. A violation of CCRs involving a structure under construction at 138634 Nob Hill was reported and discussed. To ARC Permit was issued. Kevin Larson will meet with the owner.

**Roads Committee:** Dennis Larios was absent. Bids for crack sealing have not yet been received.

**6. Correspondence:**

**a.** Correspondence reviewed and discussed. Kevin Larson received correspondence for an individual who did not understand easements. The response to the correspondence was determined.

**7. Unfinished Business**

**a.** CC&Rs – Garbage cans, Lawns and pinecones and other CC&R violations reported in the weekly town inspection report were discussed. On Sunday John C. Driscoll will resume conduction weekly inspections.

**b.** Alley clutter and utility corridor letters were mailed on August 13, 2019. Clutter is to be removed by September 12, 2019. During his next inspection, John C. Driscoll will check the alleys and utility lines for clutter. Mel Luckie will contact the county in the matter of the status of the utility corridors.

**c.** Waiting for Kevin on a response in the matter of the survey of the Rainbow Circle property lines. Kevin Larson will reconfirm contact information for the contractor.

**8. New Business**

**a.** HOA Training will take place on October 26, 2019 at Wilsonville, Oregon. John C. Driscoll and Wiletta Harris attend. Mel Luckie moved that the GOA reimburse them for their expenses. Doug Dubisar seconded the motion. The motion was carried by acclamation.

**b.** The GOA's accomplishments for the preceding twelve months were discussed. These include CC&R enforcement, snow removal, working out a new snow removal agreement with Walker Range, obtaining better returns on the GOA's CDs, and developing a plan for 2020 maintenance projects.

**9. Next Meeting time/date: October 25<sup>th</sup>, 5:00 pm at Crescent RFPD Admin Building**

**10. Meeting adjourned at 6:14 pm.**