



Gilchrist Owners Association

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Gilchrist Owners Association *Minutes* Open Board Meeting October 25th, 2019

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

Present: Kevin Larson, Dennis Larios, Mel Luckie, Wiletta Harris, and John Driscoll.

2. **Reading and Approval of the August Meeting Minutes:** The minutes were reviewed and amendments were discussed. John Driscoll made a motion to accept the minutes as amended. Mel Luckie seconded the motion. The motion carried with a unanimous Aye vote.

3. **Reading and Approval of the Treasurer's Report:** John Driscoll will notify Washington Federal that Doug Dubisar has resigned from the Gilchrist Owners Association board, that his name is to be removed from the GOA's accounts. The Treasure reported the 91% of the GOA's members have paid their dues. Kevin Larson moved to accept the **Treasurers Report** as submitted. John Driscoll seconded the motion. **Motion carried.**

4. **Guests:** Bob Sandberg, Bruce Reed, David Daniel, Brannan Lewis and Sharon Clark
A. Sharon Clark and Brannon Lewis want to erect a privacy fence. **They** were provided with a copy of an ARC Request Package. Procedures for submission of the ARC request were explained.
B. Bob Sandberg, Bruce Reed and David Daniel were present as GOA members who were there to observe board proceedings.

5. **Committee Reports:**

Management Report: Nothing to report.

ARC (Architectural Review Committee): No new ARC requests received. Outstanding ARC requested are reported in the Unfinished/Finished section of these minutes.

Roads Committee: On going road maintenance work is reported in the Unfinished/Finished Business section of these minutes

6. **Correspondence:**

a. Correspondence reviewed and discussed. Doug Dubisar's letter of resignation was received. An email was received from a GOA member that pertained to the use of the utility corridors. A report from the ARC committee was received **from Devin Harris**. It **was** discussed in the **Unfinished/Finished Business** section of these minutes.

7. **Unfinished Business**

a. Easements and CC&Rs – Based on correspondence received earlier this month , use of the utility corridors is considered put to rest. Utility corridors are an easement as are the streets and alleys. The Difference is that **the** utility corridors primarily exists for the convenience of Midstate **Electric Coop**. Owners of property crossed by the utility corridors can use them. They must, however, upon Midstate's request, immediately move their property out of the utility corridor. Garbage cans, Lawns and pinecones and other CC&R violations: John Driscoll reported that the town's residents, for the most part, continue to conform to standards for lawns and trash cans. He mentioned that winter parking season will soon start.

b. ARC Committee: Two ARC Requests were received and approved. John Driscoll read Devin Harris' **ARC** report. Kevin Larson moved to accept the ARC Committee's recommendations. John Driscoll seconded Kevin Larson's motion. The motion carried.

c. Roads: No invoice has been received to road work done earlier this year. Denny Larios moved that the GOA pay the invoice as soon as it is received. Mel Luckie seconded the motion. The motion carried. Still for a response in the matter of the survey of the Rainbow Circle property lines. Kevin Larson and Bob Sandberg will continue working to make contact with a surveyor to identify the Rainbow Circle property lines.

8. **New Business**

a. Contract for snow removal. Walker Range has offered a one year contract at \$295.00 per hour for snow removal. John Driscoll moved that we counter by offering them a three year contract at \$300.00 an hour. Mel Luckie seconded the motion. The motion carried.

b. Doug Dubisar's resignation was received and accepted. The effective date of his resignation is Saturday, September 28, 2019. **Doug Dubisar is to be immediately removed from all GOA accounts.**

c. Kevin Larson moved that Robert Sandberg serve the remainder of Doug Dubisar's term as GOA board member. The motion carried. Robert Sandberg is now a member of the GOA's board.

d. **The new check signers are:**

1. **Mel Luckie, Treasurer**
2. **Dennis Larios, Member**
3. **Robert Sandberg, Vice President**

Mel Luckie, Treasurer

Kevin Larson, President

9. **Next Meeting time/date: November 15th, 5:00 pm at Crescent RFPD Admin Building**

10. **Meeting adjourned at 5:57 pm.**