



Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

GOA
P.O. Box 862
Gilchrist, Oregon 97737

Email:
gilchristhomeowners@gmail.com

Website:
GilchristHOA.com

Gilchrist Owners Association *Minutes* Open Board Meeting January 10th, 2020

1. **Call to Order** by President Kevin Larson at 5:10 pm

Present: Kevin Larson Dennis Larios, Mel Luckie and John Driscoll. Devin Harris was present on behalf of Wiletta Harris. Robert Sandberg, due to weather, was absent

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

3. **Reading and Approval of the Treasurer's Report:** Mel Luckie reported the 97% of the GOA have paid their dues. Preparation of 2019 taxes has commenced. A Federal tax liability of \$350.00 is anticipated. The new CD is earning 2.47%. This is a significant improvement over the rate earned last year. Mel Luckie proposed additional outlays which will reduce the probability of incurring a 2020 federal tax liability. Kevin Larson moved to accept the Treasure's Report. John Driscoll seconded the motion. The motion was carried with a unanimous Aye vote.

4. **Guests:** No guests attended the January 10, 2020 HOA Meeting.

5. **Committee Reports:**

Management Report: All correspondence should go to the Gilchrist HOA's post office box. The post office box is P.O. Box 862, Gilchrist, OR 97737.

ARC (Architectural Review Committee): No new ARC requests have been received. The ARC Committee had nothing to report.

Roads Committee: The Roads Committee had nothing to report.

6. **Correspondence:**

a. Received notice of a bank sale for a foreclosed house located in Gilchrist.

b. Received notice that John Ernst has applied to subdivide a property located on the westside of Highway 97. The property is located outside Gilchrist Townsite.

7. Unfinished Business

- a. Discussion of the Correspondence reviewed and discussed. A letter was received last November from Vail Fotheringham in which the legal firm announced it will start billing on a month basis. Last board meeting Wiletta Harris mentioned that Vail Fotheringham is change the GOA more for its services. Under the new agreement, Vail Fotheringham has the option of not pursuing collections for sums less than \$300.00. Accomplishing our own lien filings, rather than using Vail Fotheringham was discussed. John Driscoll will continue to research lien filings then will report at the next board meeting. He will also research prices for having other attorneys process the HOA's liens and collections. Bob Sandberg said he'd check to find out what firms to Bend HOAs are employing. The board discussed signing with Vail Fotheringham while continuing to explore other options for legal representation. Mel Luckie moved we sign Vail Fotheringham's agreement. John Driscoll seconded the motion. The motion carried.
- b. Wiletta is continuing her search for a replacement computer.

8. New Business

- a. Kevin Larson submitted a letter in which he resigned as president while remaining a member of the Gilchrist HOA Board. After discussion Kevin Larson agreed to continue as the board's president until another board member agrees to serve as president.

9. Next Meeting time/date: February 21st, 5:00 pm at Crescent RFPD Admin Building

10. Meeting adjourned at 5:55 pm.