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Gilchrist

Owners

Association

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 ***Minutes***

***Open Board Meeting May 29th, 2020***

1. **Call to Order** by President Kevin Larson at **5:04 pm**

**Present:** Kevin Larson, Dennis Larios, Robert Sandberg, Mel Luckie, and John Driscoll. Wiletta Harris was unable to attend.

1. **Reading and Approval of the May 1st 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.***
2. **Reading and Approval of the Treasurer’s Report:** Mel Luckie reported that there has been very little activity on the GOA accounts since the last GOA Board Meetings. He explained that this is typical for the summer months. He proposed continuing with a new Washington Federal CD and transferring $20,000.00 from checking to the balance of the new CD following the maturity of the current one. It matures on June 13th. ***Kevin Larson motioned to accept the Treasure’s Report. John Driscoll seconded the motion. The motion was carried with a unanimous Aye vote***.
3. **Guests:** Marlene Reed reiterated her concerns involving health, safety, litter, parking and appearance issues arising for the illegal use of the Gilchrist Theatre for residential purposes. She proposed installing security cameras on Michigan, on the eastside of the Mall and at the Gilchrist Inn. The cameras would monitor activities on Michigan. Marlene Reed also brought to the board’s attention that individuals are tossing cigarette butts in pine needles along the edges of Gilchrist’s streets, that this littering could result in fires.

5. **Committee Reports**:

**Management Report**: Kevin Larson reported that the month’s management activities involved the Gilchrist Theatre, that he will report on Gilchrist Theatre developed since the last board meeting when Old Business is discussed.

**ARC (Architectural Review Committee):** Devin Harris was absent. John Driscoll reported on the pair of ARC requests reviewed by the ARC. Both applications were approved by the ARC. The approved applications have not yet been received by the board.

**Roads Committee:** Gilchrist’s roads need maintenance. Denny Larios described the chip sealing that has been accomplished at Diamond Peak. He proposed the Gilchrist HOA make contact with Diamond Peak HOA. Bob Sandberg agreed to contact the Diamond Peak HOA to obtain the contact information for the contractor who did the maintenance work on their roads.

6. **Correspondence**:

**a**. Email from Mike Vail, VF Law, reporting the results of the assets search conducted for the owners of the Gilchrist Theatre.

7. **Unfinished Business**

**a**. Rainbow Circle Pin Locations: Robert Sandberg called Scott Freshwater. He is a surveyor. Scott Freshwater answered the call. He agreed to survey the street side lot lines for houses located on Rainbow Circle. Kevin Larson will email the lot numbers to him.

**b**. Roads: Removal of trees harming the streets was discussed. John Driscoll and Denny Larios will continue to work this matter. Also discussed with the eventual need to resurface all Gilchrist’s streets.

**c**. Gilchrist Theatre and Gilchrist Gas Station: An update regarding activities by Klamath County Code Enforcement in the matte of the Gilchrist Theatre and Gilchrist Gas Station was provided by John Driscoll. Klamath County Code enforcement continues to pursue both matters though the operations of its personnel and of the codes are limited by COVID-19 restrictions.

**d**. Kevin Larson reported that the Spring Newsletter was mailed.

 8. **New Business**

**a.** Mel Luckie will move $20,000 from checking into the CD that matures on June 13th, thereby increasing the CD balance by $20,000.00. Mel Luckie further recommended continuing with another Washington Federal CD following the maturity of the current one on June 13th. ***John Driscoll made a motion to move $20,000.00 from checking to increase balance by the aforementioned sum the balance of the new CD, that the Gilchrist HOA continue with a new Washington Federal CD. Kevin Larson seconded the motion. The motion was approved.***

**b.** Bob Sandberg noted that almost twenty years has elapsed since annual dues were last increased, that over the last almost twenty years the Association dues have been losing buying power, that it is necessary to increase then annual dues to bring them in line with the rise in prices that has occurred. Bob Sandberg further observed that the Association needs to gather funding for major infrastructure projects. The consensus was that an increase in annuals dues is necessary and that a detailed financial case is needed to make clear the need for an increase in GOA dues. Bob Sandberg agrees to collect bids and other data supporting the increase in dues.

**c.** Kevin Larson reminded the board that he doesn’t respond to multimedia messages. Call him; don’t text him.

**d.** Violation letters were mailed to property owners who have garages that are in need of repainting.

 9. **Next Meeting time/date**: **June 26th, 5:00 pm at Gilchrist Museum**

 10. **Meeting adjourned at 7:02 pm**.