



Gilchrist Owners Association

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Minutes

Open Board Meeting July 31st, 2020

1. **Call to Order** by President Kevin Larson at 5:07 pm

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

2. **Reading and Approval of the June 26th Meeting Minutes:** The minutes were reviewed. **Kevin Larson made a motion to accept the minutes as submitted. Denny Larios seconded the motion. The motion carried with a unanimous yes vote.**
3. **Reading and Approval of the Treasurer's Report:** Mel Luckie reported the surveyor had been paid for completion of his work on Rainbow Circle and that ProScape has been paid for work they did on the commons. Mel Luckie reported that dues collections, to date have been consistent with previous years' dues collection. **Kevin Larson moved to accept the Treasure's Report. John Driscoll seconded the motion. The motion was carried with a unanimous yes vote.**
4. **Guests:** There were no guests.
5. **Committee Reports:**
Management Report: Kevin Larson reported nothing new to report.
ARC (Architectural Review Committee): Since the last Board Meeting, Four ARC requests have been received. Two are for gazebos and two were for fences. The ARC committee recommended approval of all the requests. **Kevin Larson moved for approval of the ARC Requests. John Driscoll seconded Kevin Larson's motion. The motion carried with yes votes.**
Roads Committee: The Roads Committee report continued last month discussion of the of long and short-term aspects of the maintenance of Gilchrist's roads. Denny Larios will contact Benham Falls Sealcoat. Mel Luckie reported on damage done to the roads by roots to include how the buckling caused by the roots interferes with the snow plowing. Mel Luckie

reported that he is waiting for a root removal bid from Vic Russell. Kevin proposed also having Benham Falls Sealcoat also bid on the root removal project. ***Denny Larios moved to have Benham Falls Sealcoat bid on the root removal project. Kevin Larson seconded the motion. The motion carried.*** Bob Sandberg proposed the GOA contact High Desert Paving in the matter of a bid for an overlay. Mel Luckie pointed out that the various paving firms had already booked their 2020 work, that they were bidding and scheduling work for 2021. Bob Sandberg advocated for getting the road work done as soon as possible. Bob Sandberg recommended that we a bid for next year, that we do so at the next board meeting.

6. **Correspondence:**

a. GOA Attorney Vial Fotheringham contacted the GOA in the matter of a town property.

b. A non-resident property owner contacted the GOA in the matter of a solution for the condition of their lawn and requested additional time to find a suitable solution.

7. **Unfinished Business**

a. CC&Rs: A proposal to change the CC&Rs to allow short term rentals and to allow a measure to facilitate expedited passage of a measure was discussed.

b. Roads: See the report (Section 5) from the Roads Committee.

c. Dues: Almost 20 years have elapsed since dues were last adjusted. The proposed dues adjustment is a \$50.00 increase (dues increase from \$250.00 a year to \$300.00 a year that is intended to bring the GOA dues in line with the increase in cost of operation that has occurred of the last 20 years. It is intended to provide the GOA with sufficient revenue to accomplish its duties.

d. Tree Root Removal: Waiting to receive Vic Russell's bid for tree root removal.

e. Street and commons cleaning. John Driscoll reported that ProScapes has been paid-off. Waiting for bids from other landscape maintenance contractors to clear the remaining section of commons on the east end of Mississippi and for the removal of the hedge that has overgrown the snow storage area on the south end, eastside, of Nob Hill.

8. **New Business**

a. Foreclosure/Liens: see correspondence from Vial-Fotheringham

b. A variance, to mail the annual board meeting notices early on August 6, 2020, prior to August 19, 2020 (30 days to the date of the annual meeting). This variance to Article II, Section 4 of the By-Laws, and an Oregon Revised Statute (ORS), for early mailing is done to afford owners a few extra days to process and consider proposals at the annual meeting.

Denny Larios moved that the GOA mail notices for the Annual Meeting of August 6, 2020, per application provisions of By-Law Article II, Section 4, and an ORS. John Driscoll seconded the motion. The motion carried.

9. **Next Meeting time/date: August 21st, 5:00 pm at Gilchrist Museum**

10. **Meeting adjourned at 6:58 pm.**