



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 June 26th, 2020

1. **Call to Order** by President Kevin Larson at 5:00 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 May 29st Meeting Minutes:** The minutes were reviewed. **Kevin Larson made a motion to accept the minutes as submitted. Bob Sandberg seconded the motion. The motion carried with a unanimous Aye vote.**

3. **Reading and Approval of the Treasurer's Report:** Mel Luckie reported that as of June 26, 2020, 20% of the GHOA's annual dues has been paid. The treasurer further reported that the a new CD has been acquired to replace the one that mature earlier during the current month. The term for the new CD is seven months. Expectation of better interest rates a few months from now was the reason for choosing a shorter term for the new CD. **John Driscoll moved to accept the Treasure's Report. Bob Sandberg seconded the motion. The motion was carried with a unanimous Aye vote.**

4. **Guests:** There were no guests.

5. **Committee Reports:**

Management Report: Kevin Larson reported that on June 26, 2020, Scott Freshwater surveyed and pinned the street side property lines for the houses located on Rainbow Circle. Scott Freshwater will submit a written report.

ARC (Architectural Review Committee): Since the last Board Meeting, no ARC requests have been received.

Roads Committee: The Roads Committee report involved a comprehensive discussion of long- and short-term aspects of the maintenance of Gilchrist's roads. Aspects discussed included resurfacing the roads, removing the roots that are pushing up the streets and

cleaning the streets to include common areas adjacent to the streets that are currently overgrown with weeds. The roots are pushing up the streets and interfere with snow removal. The problem roots need to go before resurfacing the streets. Bob Sandberg presented a report detailing options and costs for maintenance work on Gilchrist's roads. Written bids were presented. Funding options were extensively discussed. Bob Sandberg will develop a budget and plan for resurfacing the town's roads.

6. **Correspondence:**

- a. A town resident contacted the GHOA on June 23-25th in the matter of her non-conforming lawn.
- b. A town resident emailed the GHOA in the matter of multiple vehicles he had been parking long term on the commons.
- c. A non-resident property owner sent an email to the GHOA in which the owner attempted to present an argue from exemption from applicable standards and regulations.
- d. A non-resident property owner emailed the GHOA the ask for references for lawn care professionals and to thank the GHOA for enforcing standards that protect property values and livability.
- e. A non-resident property owner emailed the GHOA to ask for references for lawn care professionals and to explain why the condition of their property was in violation of CC&R.

7. **Unfinished Business**

- a. CC&Rs: The CC&R discussion will resume during the next board meeting. Roads were the focus of the June 26th meetings.
- b. Roads: The discussion of the roots that are damaging Gilchrist's streets continued. Mel Luckie proposed the immediate removal of the roots that are damaging the town's streets. The root problem is particularly acute on Rainbow Circle. ***Mel Luckie moved root removal is accomplished before proceeding with resurfacing Gilchrist's roads. John Driscoll seconded the motion. The motion carried.*** Mel Luckie agreed to meet with contractors who will remove the roots, collect bids then present finding at the next board meeting.
- c. Rainbow Circle Pin Locations: This matter is now closed.
- d. ARC Update/status: This matter was discussed during the committee reports.
- e. Gilchrist Theatre. The group living in that commercial property have moved out of the Theatre. The county has been notified that they are no longer living there. The owners of the property have been formally notified of the debris littering their property.
- f. Proposal to adjust HOA dues. Bob Sandberg presented a second draft of his case for adjusting HOA dues. Bob Sandberg, assisted by John Driscoll, will develop a case for adjusting the dues that also describes options for adjusting them. The case will include a survey of owners in the matter of adjusting dues.

8. **New Business**

- a. Kevin Larson will contact Mary Ducher to discuss how the GHOA funded the road resurfacing that was accomplished more than fifteen years ago.
- b. Lawns and Painting. Kevin Larson will follow-up on compliance by owners whose garages need repainting. John Driscoll will continue to monitor CC&R compliance. Notices will go out to owners not in compliance.
- c. Kevin reported on the origins of money recently received by the GHOA from its attorney.

d. Kevin Larson reported on options for the GHOA that involve acting on foreclosures and liens. ***John Driscoll moved the GHOA Board authorize its attorney to proceed with measures involving the generation of revenue from foreclosures and liens. Mel Luckie seconded the motion. The motion was approved.***

e. Short Term Rentals (rentals of less than 30 days) were discussed. Air B&B is an example of a short-term rental. Allowing short term rentals would require amending the CC&Rs.

Denny Larios moved that at the next Annual Meeting of the Gilchrist Owners, the board introduce a measure to amend the CC&Rs to allow rentals of less than 30 days. Bob Sandberg seconded the motion. The motion carried.

f. John Driscoll agreed to identify the start of hunting season that to propose to the board dates during September for the 2020 Annual GHOA Meeting.

9. **Next Meeting time/date: July 31st, 5:00 pm at Gilchrist Museum**

10. **Meeting adjourned at 7:14 pm.**