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Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

November 19, 2021

Meeting Minutes:

Board members present: Mel Luckie, Bruce Reed, RD Buell, Echo Murray.

Assistant to the Board: Willeta Harris, present.

Guest: Susan Pyle

Board member selection: Held this discussion before regular meeting in the event guest(s) wanted to leave. Susan Pyle gave a brief introduction of herself. Newly retired, financial background, risk management, compliance policies and procedures. Many board and committee memberships.

Echo read Kerry Wilson's introduction. New Board members selected on 11/19/2021 was Susan Pyle and Kerry Wilson. Thank you for accepting the positions.

Bruce said he reviewed and read that we can increase board positions. Discussion was delayed until New Business discussion.

October Minutes: Echo had sent out draft minutes for review. Motion to accept by Mel Luckie, 2nd by RD Buell, motion passed.

Ratification of Minutes: (check which applies) **Accepted as read** () **Corrections Made** ()

Treasurer's report:

Checking Balance as of 10/14/2021	\$ 39,376.60
Deposits	\$ 2,126.72
Withdrawals	\$ 1,215.52
Ending Balance 11/19/2021	\$ 40,287.80

Motion to accept treasurers report made by RD Buell, 2nd by Bruce Reed, motion passed.

Committee Reports:

ARC: ADU request. Devin notified applicants of decision. Per Klamath County they cannot have a ADU at this time in Gilchrist. They might change their plans and resubmit to ARC.

Roads: Tabled tree trimming discussion for now

Correspondence:

Benham Falls apron & crack sealing. Project unfinished this fall, will finish spring 2022.

Ongoing Business:

Benham Falls: Mel had heard some concerns that aprons were not all completed that were marked. Discussion about how contractor marked aprons that weren't part of the project. Mel mentioned that maybe they need to be painted out with black or something. This spring we will take photos and make our plan after snow melts, and we can evaluate next steps. Invoice costs will reflect final fall accomplishments.

HB 2534 update. Wiletta mentioned that SB 391 (ADU). New bill in effect 6/22/2022. We will need to be brought up to speed on this senate bill.

Open or closed meetings: COVID variant Omicron is increasing within our area. Board decided they would prefer to continue to with closed meetings. RD Buell motioned, Bruce Reed 2nd, motion passed.

Foreclosures: One on Rhododendron St.

New Business:

Selection of Officers: Back to previous discussion. After much discussion and majority of board not wanting to lose the skill set within the nominees a vote was presented to increase the board from 5 members to 7. Mary Dutcher (floor nominee by Echo) will be asked to attend the next board meeting for a possible selection to fulfill the 7 positions. Mary had interest on serving on the board. Mary is a previous board member in good standing. Motion was made by Bruce Reed to increase board members to 7, RD Buell 2nd. Vote was cast: 3 yays and 1 nay. Motion passed.

Board discussed not having a December board meeting. Will convene again in January 2022.

Echo brought up that she would like each board member to have a copy of the Roberts Rule of Order purchased. Echo Murray motioned to purchase each board member a copy, RD Buell 2nd. Motion passed.

Next Meeting: January 21, 2022, at 5:30pm. Location will be walker Range office in Crescent.

Motion to adjourn meeting at 6:39pm made by Mel Luckie, 2nd by RD Buell, motion passed.

Respectively Submitted.
Echo Murray, Secretary
Acting President

CC:
File
Board Members
Assistant to the Board