

P.O. Box 862

Gilchrist, Oregon 97737

Gilchrist

Owners

Association

October 6, 2023

**Annual Meeting AGENDA**

**Gilchrist Banquet Room at 6:00pm.**

**Welcome** to the 25th annual meeting. (IAW the Oregon Planned Community Act, by Senate Bill 963, effective January 1, 2010, Notice is hereby given, if a quorum of 1/3rd of the homeowners (in person or proxy) is not met, the Annual meeting of October 6, 2023, will be adjourned. A new meeting will be called to order 5 minutes later. The quorum requirement for this meeting will be reduced by half).

Call to Order: by Bruce Reed, ***President***:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Time: \_\_\_\_\_\_\_\_\_

Board Members Roll Call: Bruce Reed\_\_\_\_ Carina Rosterolla\_\_\_\_ Echo Murray \_\_\_RD Buell\_\_\_\_\_

Susan Pyle\_\_\_\_ Mary Dutcher­­­­­­­­\_\_\_\_\_ Robert (Bob) Sandberg\_\_\_\_\_

Assistant to the Board: Wiletta Harris\_\_\_\_\_

**Minutes Read/Approved (Echo):** Motion to accept\_\_\_\_\_\_\_\_\_\_\_ 2nd\_\_\_\_\_\_\_\_\_\_\_\_ M/P\_\_\_\_\_\_ W/Corrections\_\_\_\_\_\_

**Treasurer’s report (Mel):** Motion to accept\_\_\_\_\_\_\_\_\_\_\_\_ 2nd\_\_\_\_\_\_\_\_\_\_\_\_\_ M/P\_\_\_\_\_\_ W/Corrections\_\_\_\_\_\_

**2022-2023 YTD Actuals (Susan):**

**2023-2024 Proposed Budget Presentation (Susan):** Motion to accept Budget\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

2nd \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ M/P­­­­­\_\_\_\_\_\_\_\_

**Two Board Position Vacancies: 3-year term each**

RD Buell, Echo Murray will not be running for their positions again. Two 3-year positions available. Mary Dutcher resigned her position. One position to fill until her term is up.

**Nominations from the floor – 2 positions are open**

#1:­­­­­­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ #2:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

#3:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ #4:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

#5:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ #6:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Position 1:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Position 2:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

­­­­­­­

**Position 3:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ due to resignation**

**Committee Reports:**

**ARC:**

**Road:**

**Welcome Committee Report:** Need volunteers.

**New Business:**

**Snow Letter 2023-2024** (Echo) Effective November 1, 2023, no parking along the street.

**Newsletter Spring – Fall/Winter in progress**

**Welcome Committee Needs**: Needs volunteers to take this on

**Accomplishment Report:**

Seeking bids (3) this fall/early winter for spring-summer 2024 work. Evaluate roads in spring 2024 for work scheduled.

Sewer Meetings (Bruce & Susan)

Sewer Letter to their Board (Bruce)

Change in monthly meeting schedule. New dates for monthly meetings are October after Annual Meeting to establish new members, January, March, June and two times prior to the annual meeting.

Dead Trees (Bruce, continuing evaluating trees)

CD reserve is steadily growing.

Living within budget

Incentives 2-$50.00 Midstate Electric, 2-$50.00 Crescent Sanitary District, 2-$36.00 Gilchrist Water)

**Open Session:** Each participant will have five minutes to present their discussion point(s). the board most likely will not make any decisions until they have time to research, get legal opinion or decide. Any decisions will be brought up at the next monthly board meeting.

**Thank you for attending.**

Adjourn Meeting: Motion\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2nd \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ M/P\_\_\_\_\_\_