

GOA
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Gilchrist, Or 97737

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Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

January 19, 2024

Meeting called to order by Bruce Reed, President at 5:39pm.

Board Members Present: Bruce Reed, Susan Pyle, Denny Larios, Carina Rosterolla and Bob Sandberg (phone).

Board Members Absent: Donna Corbitt and Kim Harty.

Assistant to the Board Present: Wiletta Harris

Special Guest: Echo Murray

October Minutes: Susan sent draft minutes via email to Board members prior to the meeting for review. Motion to accept by Carina Rosterolla, 2nd Denny Larios. Motion passed (Yes), No Corrections.

Treasurer's report: Susan Pyle / Wiletta Harris

Checking Register Balance as of 1/19/2024	\$40,428.72
Deposits	\$ 2,295.40
Withdrawals	\$12,845.71
Ending Balance as of 1/19/2024	\$29,878.41

Dues Paid: 86%

CD Renewal: The CD was renewed on 11/20/2023 for a term of 13 months. After adding \$8,000.00 to the balance the new amount is \$187,026.70 with an interest rate of 4.880% and Annual Percentage Yield of 5.00%. Maturity Date is 12/20/2024. Interest earned for December was \$777.00.

Motion to accept Treasurer's Report made by Susan Pyle, 2nd by Denny Larios. Motion Passed (Yes).

Correspondence: Bruce is working with Larry Thompson @Brown & Brown to obtain the attachments sent electronically as they could not be opened. Bruce will also ensure they understand we send a check vs. being able to pay electronically.

Committee Reports:

ARC: One inquiry regarding a privacy fence, otherwise No Report

Road: Plowing has been done as needed.

Welcome Committee Report: Nothing to report

Compliance Report: Red notices have been placed on cars parking on common ground and discussed with owners if available ensuring they move cars or they will be towed. No cars have been towed as of yet, however, there continues to be parking on commons. Plan is determine if they are owners or renters and plan to send letters to owners to ensure they are notified along with any renters. If problems continue then cars will be towed.

Ongoing Business:

Robert Rules Books: Received – each Board Member will receive a copy (those in attendance were provided a book).

GOA Account Signers: Reminded Bruce & Bob to sign the signature card.

Board Officer – Treasurer: Motion was made for Denny Larios to be Treasurer. Susan Pyle motioned, 2nd by Bruce Reed, motion passed.

New Business:

GOA Code of Ethics: Motion was made to adopt the proposed GOA Board Code of Ethics. Carina Rosterolla motioned, 2nd by Denny Larios, motion passed.

Board Consultant: Echo Murry was invited to meeting to discuss a new role to assist the board as a paid consultant.

Bob Sandberg made a motion, 2nd by Denny Larios, to confirm the Board's intent to hire Echo Murray as a paid Consultant to the GOA Board with specific responsibilities such as: posting to website, Newsletters, discussing business with the attorney (with approval of board for any legal fees), and providing reports to the board. (Consultant fee and role to be determined and further discussed). Motion Passed

Winter Newsletter: A draft of the winter newsletter was reviewed. Edits to be incorporated regarding safety of gas heaters, then will be sent to the owners.

Meeting Notices: Carina indicated anything posted on the Post Office board needs to be reviewed and date stamped by the Postmaster. Additionally, a notation will be added to the meeting notice that the GOA Board meeting is for Gilchrist Homeowners only.

Meetings: While the Board approved a schedule for the 2023-2024 meetings, we are finding additional meetings are needed, therefore additional meetings will be called as needed. The next meeting will be Friday, February 23, 2024.

Binders for Board Members: Some Board Members do not yet have a Board Binder, which contains important documents and references. Wiletta will take care of putting additional binders together.

Legal Review of By-Laws: Echo will follow-up with Attorney on the status of their review of By-Laws.

Annual Meeting: Starting discussion now for Location of Annual Meeting. Need to find a good location to rent who is well equipped with electronics, to potentially offer Zoom meetings (Need to ensure ADA compliant; consideration of requirements for holding a zoom meeting). Board Members will explore various locations, cost etc., as well as feasibility for potential zoom meeting.

Sanitary District: Bruce is liaison with the Crescent Sanitary District Board and has been bringing attention to specific needs / concerns regarding the Gilchrist Community.

Next Meeting: Friday, February 23, 2024 at 5:30 pm at Walker Range (135393 Hwy 97 N Crescent)

Motion to Adjourn Meeting by Denny Larios, 2nd by Susan Pyle. Motion Passed. Meeting Adjourned at 6:40pm.

Respectfully Submitted,
Susan Pyle, Secretary