

GOA
P.O. Box 862
Gilchrist, Or 97737

Email
gilchristhomeowners@gmail.com

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GilchristHOA.com



Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

February 23, 2024
Meeting called to order by Bruce Reed, President at 5:34pm.

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

Board Members Absent: Kim Harty.

Assistant to the Board Present: Wiletta Harris
Consultant to the Board Present: Echo Murray

Homeowner/guest: Dr. Andrew Austin

January Minutes: Susan sent draft minutes via email to Board Members prior to the meeting for review. Motion to accept minutes by Bruce Reed, 2nd by Denny Larios. Motion passed, no corrections.

Treasurer's report:

Checking Register Balance as of 1/19/2024	\$29,878.41
Deposits	\$ 3,668.52
Withdrawals	\$ 8,670.52
Ending Balance as of 2/23/2024	\$24,874.41
CD Balance as of 2/23/2024	\$188,858.84

Motion to accept Treasurer's Report by Carina Rosterolla, 2nd by Bob Sandberg. Motion passed.

Correspondence:

Winter Newsletter: Echo shared the Winter Newsletter for review. The Winter Newsletter will be printed in color and mailed by Wiletta.

Legal Review of governing documents: Echo reported our attorneys have completed their review of the GOA governing documents for discriminatory language under HB2534 and 3395 concluding the association must amend the language of the Declaration as detailed in their correspondence. The attorney clarified an amendment

regarding the discriminatory language may be completed without the vote of owners or board members when it is made to conform to the requirements and the amendment is signed by the president and secretary.

Motion by Bob Sandberg, 2nd by Denny Larios to update the governing documents per the attorney's findings and instructions to ensure compliance. Motion passed.

Committee Reports:

ARC: no updates

Road: no updates

Welcome Committee: no updates

Ongoing Business:

Board Member Binders: Wiletta is working on the binders

GOA Account Signers: Completed

Sanitary District Liaison: Bruce provided information to the board regarding challenges the Sanitary District is having. Bruce will continue to partner with the sanitary district to ensure the Gilchrist community sewer needs are known / addressed.

Motion by Bob Sandberg, 2nd Carina Rosterolla for the president to work on a list of deficiencies in the Gilchrist sewer system to prioritize work that may need to be done on the System. Motion Passed.

Annual Meeting: Pending final confirmation on location for annual meeting.

CC&R's: General cleanup to wording of CC&R's (i.e. to remove references to 'Resort', etc.) needs to be done, if possible. Any such changes need to be communicated and homeowners would need to vote / pass changes by 75%.

New Business

Webpage: Echo worked with the Webmaster to create new Website forms for ARC and Tree requests. They are designed online as fillable forms and allow a file(s) to be attached by homeowners.

Motion by Susan Pyle, 2nd Carina Rosterolla to go live on the GOA website with the online fillable forms for ARC and Tree Request. Motion Passed.

Open Session (Visitors): Question: Regarding the sewer, manhole cover removed in backyard didn't look good, concern was about the condition of sewer, and acknowledged the board is discussing.

Motion by Bruce Reed, 2nd Susan Pyle to compensate Echo Murray for work as Consultant to the Board at \$200 per month. Motion Passed.

Next Meeting: March 15, 2024 at 5:30pm at Walker Range (135393 Hwy 97 N Crescent)

Motion to Adjourn Meeting by Bob Sandberg, 2nd by Carina Rosterolla. Motion Passed. Meeting adjourned at 7:53pm.

Respectfully Submitted,
Susan Pyle, Secretary