

GOA
P.O. Box 862
Gilchrist, Or 97737

Email
gilchristhomeowners@gmail.com

Website
GilchristHOA.com



Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

January 24, 2025

Meeting called to order by Bruce Reed, President at 5:30pm.

Board Members Present: Bruce Reed, Susan Pyle, Denny Larios, and Carina Rosterolla.

Board Members Absent: Bob Sandberg, Donna Corbitt and Dr. Andrew Aasen.

Assistant to the Board: Represented by Devin Harris

Consultant to the Board Present: Echo Murray

November Minutes: Susan sent draft minutes via email to Board Members prior to the meeting for review. Motion to accept minutes by Denny Larios, 2nd by Carina Rosterolla. Motion Passed with Corrections.

Treasurer's report:

Check Register Balance 11/16/2024:	\$ 35,943.08
Deposits:	\$ 4,630.57
Withdrawals:	\$ 21,860.21
Ending Balance as of 01/24/2025:	\$ 18,713.54
CD Balance	\$ 207,452.44

The CD was renewed on December 20, 2024 for 7 months in anticipation of potential road expenditures.

\$10,000 was added to the CD for a new balance of \$207,169.49, Maturity Date 07-21-2025, Interest Rate 4.163%, with an Annual Percentage Yield, 4.50%.

Motion to accept Treasurer's Report with Insurance expense identified as 'Auto Coverage' to be clarified at the next meeting by Denny Larios, 2nd by Bruce Reed. Motion passed,

Election of Officers: 2024-2025 Term: Motion to approve the following Officers for the 2024-2025 Term: President, Bruce Reed, Vice President, Corina Rosterolla; Secretary, Susan Pyle, Treasurer, Denny Larios. By Susan Pyle, 2nd Denny Larios. Motioned Passed.

Correspondence: (See Sanitary District Liaison below)

Committee Reports:

ARC: No Report

Road: Most materials indicate 50 degrees or above for filling cracks – preference is to do the crack sealing early once we see the shape of the roads after winter. (Targeting April-May)

Welcome Committee: No updates

Compliance: No updates

Ongoing Business:

Board Binders: Carina, Donna and Andrew need binders

Sanitary District Liaison: Bruce recommended we respond to the Sanitary District's report via a letter to the Sanitary District to clarify Gilchrist's system is large, needs as much attention as Crescent, and only needs to be rehabbed, not replaced. Motion for Bruce to send letter made by Susan P, 2nd by Carina R, Motion Passed

Annual Meeting 2025: 3rd Saturday in September, September 20, 5:00pm at Crescent Community Club

Website Care Plan Report: New rule for accessibility due by 2027, details will be coming out soon.

New Business

Discussed letter received by Gilchrist homeowners regarding Fire Hazards. Although the primary purpose is to inform and educate; Board will continue to discuss.

Reserves: (Board study to determine amounts needed), i.e. Road Repairs

2024-2025 Meeting Schedule: Recommend monthly 3rd Friday of each month (adjusting for holidays), however, considering changing to Thursdays after discussion with entire board.

Next Meeting: February 21, 2025 at 5:30pm,

Motion to Adjourn Meeting by Susan Pyle, 2nd by Denny Larios. Motion Passed. Meeting adjourned at 6:43pm.

Respectfully Submitted by:

Susan Pyle Secretary