

Gilchrist Owners Association

Minutes

Open Board Meeting February 9, 2018

1. **Call to Order** By President Kevin Larson at 5:03 pm
2. **Present:** Kevin Larson, Denny Larios, Mel Lucky, Devin and Wiletta Harris
3. **Reading and Approval of the December Meeting Minutes:** Denny 1st, Mel 2nd, all in favor. Approved
4. **Reading and Approval of the Treasurer's Report:** Devin 1st, Denny 2nd, all in favor. Approved.
Review check register, bills paid and initialed...done.
5. **Committee Reports:**
Management Report: **See 8a below.** Tree cutting policy.
ARC (Architectural Review Committee): **No report**
Roads Committee: **No report.**

6. **Correspondence:** Letter from a psychiatrist requesting one resident's dues be waived:
The board discussed at length. Mel motioned to deny the request to waive his dues and further to send a letter to the owner to encourage changing to monthly payments of \$25 per month. A \$25 per month payment for our low annual dues is a reasonable expectation of any of our home owners and will pay off the \$250 dues in 10 months. If this owner will not pay his dues on a monthly basis either, he will be turned over to collections the same as any owner of the GOA. Denny 2nd. All in favor. Approved.

7. **Unfinished Business ... Action Items**
 - a. Albert Road widening, bid from RD update, Cascade Nat. Gas: **Denny will contact RD and request that RD continue progress on a bid for the work and on contacting Cascade Natural Gas for depths.**
 - b. Surveying pins on Rainbow circle... **Kevin will contact Echo to get a phone number for Rusty. He will call Rusty and request that Rusty complete the job of locating the remaining pins. Kevin will also ask Rusty for a list of the GPS locations of all the pins that Rusty located.**
 - c. **Fire Hydrants:** The Association is requesting in writing that the Gilchrist Water Company certify that the fire hydrant system is fully functional. **A letter was sent on 2/9/18 to the Gilchrist Water Company.**

8. **New Business**
 - a) **Tree Cutting Policy:** On January 23rd, a GOA home owner hired someone to remove a tree without board approval. **When Kevin spoke with this owner on the phone, the owner said he did not know of the tree policy. He then filled out tree removal request form and faxed it to the GOA. Devin motioned that we accept the form after the fact and that the board not fine the owner for removing the tree which was a danger according to an arborist. Further, that a letter be sent to this owner letting him know we decided not to charge him the fee (which is up to \$2,500) but that next time he will be fined if he does not get the Board's approval beforehand. Mel 2nd. All in favor. Approved.**
Devin motioned that a clear statement be added to the spring newsletter and to the June invoices that a fine of up to \$2,500 will be assessed to any owner who removes a tree without first submitting a tree removal form and gaining the Board's approval. Mel 2nd. All in favor. Approved.
 - b) **GOA Fax Machine...**Devin is working on getting the new printer to automatically receive faxes.
 - c) **Letter from psychiatrist...see above "Correspondence"**
 - d) **Computer needed for GOA Office...**Denny motioned to purchase a new laptop for the assistant to the board for up to \$800 to get a "good one". Mel 2nd. All in favor. Approved.
Devin motioned that Robert's Rule of Order books, Gilchrist Plot Maps, & new binders be purchased. Denny 2nd. All in favor. Approved.

9. **Next Meeting time/date:** March 9th, 5:00 pm at Crescent RFPD Admin Building.
10. Mel motioned to adjourn, and Devin 2nd it. All in favor. **Meeting adjourned at 6:47 pm.**