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Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

October 24, 2025
Amended on 1-16-2026.

Meeting Minutes:

Meeting called to order by Bruce Reed, President at 5:37pm.

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

Assistant to the Board: Devin Harris, present

Consultant to the Board: Echo Murray, present

August Minutes: August minutes were distributed in the meeting and reviewed. Motion to accept August minutes Denny Larios; 2nd Donna Corbitt. Motion Passed.

Treasurer's report: Motion to accept Treasurer's report made by Bruce Reed, 2nd by Bob Sandberg. Motion Passed.

Check Register Balance 09/30/2025:	\$ 36,572.03
Receipts:	\$ 7,291.97
Bills Paid/Initialed:	\$ 3,168.59
Ending Balance:	\$ 40,694.41

CD Balance \$ 187,492.64

About 7 homeowners have not paid their dues. The remaining approximately 92% have paid.

Motion: Motion to reactivate Lien against the Theatre Property with the attorneys. (Lien consists of past dues; homeowners fees and attorney fees), by Bruce Reed, 2nd by Susan Pyle. Motion Passed.

Letters were sent to six homeowners giving 30 days to respond, if not response, the attorney will be notified to send to collections.

Correspondence:

None

Committee Reports:

ARC: None

Road: Road sealing – there were some mistakes/cracks, etc., missed, however, we limited the work/budget, (amount of crack seal to use) taking a conservative approach. The sealing of Manzanita, will be reviewed to see how it holds up over the winter to determine if cost effective to seal the other streets. We did what we said we were going to do as a Board and will not look at Hillcrest this year, but will make Hillcrest a priority in 2026.

Compliance: Will start up again in the May/June timeframe.

Ongoing Business:

Motion: Motion to combine the Snow/Winter Newsletter into one document made by Susan Pyle, 2nd by Bob Sandberg. Motion Passed.

Website Care Plan Report: Annual fee paid

Meetings:

Motion to not hold a December meeting made by Bob Sandberg, 2nd by Carina Rosterolla. Motion Passed.

New Business

Digitizing Records – Devin

Board Positions: Carina Rosterolla stepped down as VP

Motion to amend October 2025 minutes (per WAFD request) regarding Board Positions and Bank Signers.

2025-2026 Board members: Bruce Reed, President, Denny Larios, Treasurer, Bob Sandberg, Vice President and Susan Pyle Secretary. Donna Corbitt and Carina Rosterolla are board members at large.

Motion to approve the Board members' positions above and updating the signers on all WAFD Bank accounts: Motion by Susan Pyle, 2nd by Carina Rosterolla. Motion passed.

Andrew Assen board position has been reestablished and is good standing. Voting right approved.

Kim Harty needs to be removed from all bank accounts as a signer.

The above Board Positions and Motion were amended on 1/16/2026 as to read as follows:

Next Meeting: *Friday, November 21, 2025 at 5:30pm*

Motion to Adjourn Meeting by Bob Sandberg, 2nd by Donna Corbitt. Motion Passed. Meeting Adjourned at 6:43pm.

Respectfully Submitted by Susan Pyle, Secretary