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Gilchrist Owners Association

P.O. Box 862
Gilchrist, Oregon 97737

May 15, 2026

Meeting Minutes

Meeting called to order by Bruce Reed, President at 5:42pm.

Board Members Present: Bruce Reed, Denny Larios, Susan Pyle, Bob Sandberg, Donna Corbitt, and Dr. Andrew Aasen.

Consultant to the Board: Echo Murray, present.

April Minutes: April minutes were distributed in the meeting and reviewed. Motion to accept April minutes, Denny Larios; 2nd Andrew Aasen. Motion Passed.

Treasurer's report: Motion to accept Treasurer's report made by Susan Pyle, 2nd by Andrew Aasen. Motion Passed.

Check Register Balance: 03/31/2026	\$ 31,612.14
Receipts:	\$ 676.40
Bills Paid/Initialed:	\$ 1,309.00
Ending Balance: 04/30/2026	\$ 30,979.54

CD Balance \$193,213.89 as of 04/30/2026

Correspondence:

Bruce reviewed his reply to a Homeowner letter expressing their concerns that was reviewed in the March meeting

Bruce reviewed the draft letter regarding the sewer system as discussed and motioned in April's meeting. The School Superintendent is retiring, Bruce will be sending to both the retiring and incoming superintendent, the school board, Klamath County and La Pine Health Services located in Gilchrist. Interested parties will be cc'd as well.

Committee Reports:

ARC: No report

Road: Reviewing roads for potential crack sealing another street this year and obtaining bids.

Compliance: The Board has a strong possibility of having the compliance position covered, including reviewing the files that Devin is in process of automating. Will carry forward to next meeting.

Donna followed up regarding the several street lights that are out (approximately 8) and is communicating with Mid-state regarding the situation so it can be resolved.

Ongoing Business

Assistant to the Board Position: Bob sent a letter to Mile High Management and they are not willing to drop their price. Board will continue to look for other options.

-Late fees / collection fees: Board is inquiring other HOA Boards to compare their late fee policy. Will continue discussions regarding increasing fees to cover costs at next meeting.

-Gilchrist School communication regarding sharing cost of pavement (Mississippi/Mountain View), will carry forward to next meeting as sewer impacts (debris / backups) was mostly discussed

-Speed Limit Posting: Signs currently indicate a speed of 20, not enforceable unless 25. Research cost and locations where signs are needed and discuss at next meeting.

-Study of AI Review of CC&R Documents produced – for further discussion

New Business

Spring / Summer Newsletter – Working on Newsletter. Bruce Reed (as a current homeowner) will include a message regarding the status of the current sewer system and encourage residents to start attending the sewer board meeting.

Next Meeting: Friday, June 19, 2026 at 5:30pm,

Motion to Adjourn Meeting by Susan Pyle, 2nd by Bob Sandberg. Motion Passed. Meeting Adjourned at 6:41pm.

Respectfully Submitted by Susan Pyle, Secretary