

Glenwood Lane & Bridge Maintenance Association Meeting Minutes for 8/29/2017 meeting

Attendees: Alice and Alden Peabody, Leora Gregory (Secretary/Treasurer) and Jay Avery, Carol Stewart (Vice President) and Sean Senko, Michael Smith, Jim (President) and Shelley Johansen, Terry and Vi Bytwork, Gary and SinSing Miller, Rick LaFave, Bruce Pederson and Lisa Bell, Gary Stewart, and Valerie Carsey. (This represents 11 landowners out of a possible 28, or 11 lots out of a possible 29, so roughly a 40% showing.)

Decisions Made:

- If Leora (leoragregory@gmail.com) has your email address, she will send out agendas and minutes via blind carbon copy to your email address. (Accounts will also be sent out via email, individually.) If Leora doesn't have your email address, she will continue to use the US postal service to send out the agenda and minutes (and your account information). Emailing the agenda and minutes (and accounts) saves the association money (for paper, ink, envelopes, labels, and stamps), and saves the Secretary/Treasurer a *lot* of time.
- **We'll be purchasing new, Post Office approved mailboxes for Glenwood. The \$2650 will come from our account that our dues fund.** The purchase is desirable due to the continued degradation of the current out-of-code mail boxes. A bonus is that the new mailboxes are more theft-proof, and we can get as many keys as we want per box. The new boxes will be purchased soon, but won't be installed, probably, until spring, and will be done on a Sunday. (Slots will be saved for lot owners). The boxes should last at least 30 years.
- **Jim Johansen was re-elected as president for another 3-year stint.** Jim graciously offered to continue in the role as president while he continues to work with BPA to repair our bridge. No disruption to our use of the road is expected, when they do finally get around to it at low flow next year!!! (We hope, we hope!)

Thanks for contributions to:

- **Gary Miller and Jim Johansen** for installing the new Glenwood Lane street sign (subsequently knocked down in a car chase)
- **Rick Lafave** for providing the steel for the replacement post of the Glenwood Lane street sign (yet to be installed)
- **Gary Miller and Jim Johansen** for continued repair and maintenance of our mail boxes
- **Gary Miller** for checking in on replacement options of the mail boxes
- **Carol Stewart and Sean Senko** for use of their yard and furniture for our meeting
- **SinSing** for taking minutes of the meeting, so that Leora could write these minutes!!!!

Minutes:

Leora brought the meeting to order around 7:15pm. We went around and **introduced ourselves** as we had our new neighbors **Bruce Pedersen** (works at Intel for more years than he would admit to!) and **Lisa Bell** (who works as an ER nurse at Kaiser) who bought the 2nd house on the right as you enter on Glenwood Lane, that used to belong to Sheila Neuman. **Gary Stewart**, who bought the last lot from his mother, (Phyllis Middleton) (the last lot on the left before the Grimmatt bridge on Grimmatt Drive), was also there to meet us all.

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Leora tried to avoid reading **last year's minutes**, but Shelley said that it's in the bylaws, so Leora read the minutes, and received the correction that Alice Hall Peabody had also been in attendance last year. The minutes were then **approved**.

Leora noted the **Treasurer's report**, which was included in the agenda. As of this writing on 8/30/17 we have \$11,642.85 in the account, but are owed \$3150 in dues (\$950 from prior years, and \$2200 from the 2018 dues).

.New Business:

1. **Bridge Maintenance:** Ken Adamson of BPA, with whom Jim had been communicating about the bridge, passed away. We have Jim Clark as the replacement. John Wiley, a physical scientist, came out with a crew to look at the bridge abutments. **The work is scheduled for next year, and they say that they have the budget for it. It is expected to be done during low water flow.** They expect to clad both sides and add some vegetation. The footings are currently all exposed. The bridge isn't in danger of falling down, due to how solidly the bridge was constructed, but the abutments should be fixed. We'll get the drawings for what they're going to do AFTER they do it. . . Again, **access to the bridge should not be affected**. One reason for that is that Gary has offered his yard for use by the BPA crew when they will be working on the bridge. **Thanks, Gary.**

Road Maintenance on the bridge aprons: with the passing of Ken Adamson of the BPA, so went the "Win-Ken" solution for bridge aprons that prevent potholes. Jim explained that it had something to do with steel plates and rocks, so a couple of people thought that they could check out if anyone they knew might understand what the design has to be, but whatever it is, if it will be done, it will be done by members of the community, because we don't have Ken Adamson to spearhead adding the solution to our bridge. Jim will continue to try to find out either 1) what the design is or 2) where the design was implemented. If someone DOES find a solution, Rick has volunteered to supply the steel (for free!) for the project. Thank you, Rick!

2. We discussed an email list, with Leora explaining about the prior experiment with a Google Groups email list. However, we came upon a more simple solution that would help the secretary/treasurer save time and effort, and save the GHOA money, and that is for the secretary/treasurer to just use blind carbon copy on email to send out the Agenda and Minutes. There are some in the community who don't have email, so we came up with the solution of: **if the secretary/treasurer has someone's email address, then that person will receive the agenda and minutes (as well as the accounting report) via email; otherwise, the lot owner will receive the agenda and minutes (and account) by U.S. Mail. When mailing out the agenda and minutes, BCC will be used to protect the email privacy of all of the recipients.** The solution was put up for a vote and was unanimously approved. **Please send your email address to leoragregory@gmail.com**, so that Leora's burden can be reduced, and so that we can save some of our GHOA money. Leora **has email addresses for:** Rick and Carey LaFave; Shelley and Jim Johansen; Carol Stewart and Sean Senko; Gary and SinSing Miller; Lisa Bell and Bruce Pederson;

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Gary Stewart; Alice and Alden Peabody; Jeanna Vandyke and Jeff Zimmerman; and Terry and Vi Bytwork. **Everyone else, PLEASE send leoragregory@gmail.com** your email address.

3. Leora nominated Jim to be President, Vi seconded the nomination. **Jim was unanimously voted in as president for another 3 year term!**
4. Gary Miller let everyone know that the Blairs will be moving in some sections of a pre-manufactured house. **Gary and Jim will be dropping the rails of the Glenwood Bridge** when the house sections are brought in. There may be some traffic issues. We **did not discuss an exact date** for this.
5. Gary Miller and Jim had very recently resurrected our Glenwood Lane sign. Ken Cameron made a suggestion of exactly where to place it. Within a week, the sign was mowed over by a speeding car that was being chased by police. The placement saved the store from being damaged, but our sign post was hopelessly damaged. **Rick provided a replacement post, gratis, and Jim and Gary repaired the sign, and will be installing it, again. Thank you, Rick, Gary, and Jim!**

Jim had asked the police involved with the car chase that resulted in the accident if we could get reimbursed for the cost of the sign and for re-installing it. Since no good deed goes unpunished, Jim will now be going to court to testify to the cost of the damage. The likelihood that we will be able to recoup any of our costs is extremely slim, since the motorist was using a borrowed car on an expired license with no insurance.

6. Gary Miller also discussed the possibility of getting some new mailboxes. Gary explained in detail how the boxes, particularly the parcel boxes, have stopped working and how Jim and Gary have worked to get them back into working condition. However, in spite of the repairs, the boxes **are** degrading. When discussing replacing them with the Post Office, Gary discovered that **our current mailboxes are no longer to code, and can no longer be bought, new.** In addition, it seems that thefts are rather easy with these (one of the reason that they are no longer approved.) So, Gary investigated new, approved mail boxes, and came in with a suggestion from Mailbox Solutions located at 19350 SW 118th Ave., Tualatin OR 97062. Similar to what we have, now, there will be 2 units, each with 16 mailboxes, and several parcel boxes, and an outgoing mail slot. They should last at least 30 years. We'll get the sandstone color. **Each box will come with three keys that can be duplicated. The cost of the 2 new units is \$2650, which we'll be taking out of the general funds, which are supported by your dues. We took a vote, and the purchase was unanimously approved.** They'll be purchased, soon, but may not be installed (by Gary and Jim) until, possibly, the spring. They'll do the work on Sunday to be as least disruptive as they possibly can be. They'll reserve a box for each of the lot owners. Sequencing of the boxes is determined by the post office.
7. Gary Miller mentioned that PGE replaced the mailbox light with a new LED model that is much cheaper to run, yet provides quite sufficient lighting.
8. **All present agreed to Jim and Gary working on the apron to the Glenwood bridge** (if they can find that Win-Ken solution!) - that, though, will take **some disruption to access to the bridge.** Everyone would be notified in advance (it SURE would be **handy to have everyone's email**

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address for something like that, **so that we could notify everyone, easily about bridge access. .**

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Meeting was adjourned at about 8:15pm.

Again, thank you to Carol and Sean for the use of their furniture and yard, and for Carol's yummy brownies!

If you see any errors or feel that something wasn't adequately covered, please contact Leora Gregory at one of:

Phone: (503)357-7728

Email: leoragregory@gmail.com

Facebook: <https://www.facebook.com/LeoraGregory> and select "send a message"

Please remember to pay your dues, if you haven't, already!

Make check payable to: **GHOA**

Mail to:

GLENWOOD HOMEOWNERS ASSOCIATION

17650 NW Glenwood Lane

Gales Creek, OR 97117

Leora Gregory, Secretary/Treasurer of GHOA