

Glenwood Lane & Bridge Maintenance Association Meeting Minutes for 7PM 9/12/2018 meeting

Attendees: Alden Peabody; Leora Gregory (Secretary/Treasurer), Jay Avery, and Ailey Hines; Carol Stewart (Vice President) and Sean Senko; Michael Smith; Jim (President) and Shelley Johansen; Gary and SinSing Miller; Bruce Pederson and Lisa Bell; Gary Stewart; and Jaben Carsey. (This represents 9 landowners out of a possible 27, so roughly a 1/3 of the community was represented.)

Decisions Made:

- **Leora will change the by-laws to allow just going over decisions made** at the beginning of each meeting – this allows the current meeting to have prior context.
- In our last meeting, we'd approved new mailboxes, but we neglected to approve new parcel boxes. We corrected that oversight at this meeting. **Cost of all of the boxes is \$4630 and was unanimously approved.** This is *only* the cost of the boxes. Installation costs will be minimized by Jim, Gary, Bruce, and Jay working to install the boxes on a Sunday in the future (to minimize inconvenience to the neighborhood). They will be installed in such a way on the existing platform as to allow future purchases of more parcel boxes. *After meeting development: We requested that the boxes to be drop-shipped at our Glenwood location. The request was granted, so we will save on delivery charges!*
- **Jim will find out the cost for using reclaimed/ground-up asphalt** on Glenwood Lane.
- Our current mailboxes were just run into by a disoriented motorist. To protect the new mailboxes, we (reluctantly) voted to **install bollards** to protect the mailboxes. The reluctance comes because people won't be able to drive up right next to the boxes, anymore.
- **Due to increased cost to correct washboarding, and real fear of the safety of kids/dogs/property near the store and bridge, Leora, Jim, and SinSing will create a special email addressing this.**
- **Motorcycle issues** will be addressed by a letter to all homeowners detailing concerns/issues.
- **Liens will be pursued when any landowner becomes more than \$400 behind in payments.**
- **SinSing is the new Vice President**

Thanks for contributions to:

- **Jim Johansen** for all of his court appearances for 2 cases – allowing all of the bridge repair work caused by the accident to be covered (a little over \$4000). The case of the Glenwood Lane street sign is still pending. Eventually, we hope that those replacement costs will be covered.
- **Rick LaFave, John McGinnis, and Jake Lorenz** for work associated with the bridge repair.
- **Gary Miller** for research associated with getting the new mailboxes.
- **Carol Stewart** for serving the community as Vice President.
- **Carol Stewart and Sean Senko** for use of their yard and furniture for our meeting.
- **Ailey** for taking minutes of the meeting, so that Leora could write these minutes!!!!

Minutes:

The meeting was held in Vice President Carol Stewart's yard at 18069 NW Grimmer Dr., Gales Creek, OR 97117 and it didn't rain!!!! (But it did get cold.)

Leora called the meeting to order at about 7:10pm, after introducing everyone to each other.

Leora moved that the rule to read the minutes be changed in the bylaws and it was seconded.

A. Questions:

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- i. what is the benefit to reading the minutes? Shelley answered: provides context for the current meeting.
 - ii. could we read the highlights, summarize, rather than read? Shelley: Should at least go over decisions made.
- B. Leora went over the decisions that were made in the last meeting.
- C. Shall the bylaws be changed to summarizing decisions made? Moved and seconded.
- D. Bylaw voted to be changed that the opening of each year's meeting will open with a summary of the previous year's decisions.
- E. Leora needs to find the bylaws, update the change, and distribute.
- F. When people receive the minutes of the meeting, if they discover any errors, they should let Leora know.

Treasurer's report and any dues in arrears

- A. Current balance: Maybe closer to \$13K (will be around \$8500 after buying the boxes)
- B. This is a pittance should we need to do something, quickly, to repair the bridge, in particular.
- C. Discussion about potentially putting a lien on property for past due dues.
 - a. Proposal to file a lien when someone is in arrears for \$400 or more, so that the board can file a lien without a vote of the HOA each time. The amount owed needs to make the fee (we're suspecting that it will be less than \$50) worthwhile.
 - b. Motion was made, seconded, and unanimously passed.
- D. Payouts in the last year to/for:
 - a. Bridge fix due to an accident. Jim went to court and got reimbursement for the HOA for the repairs: \$4010.07
 - b. Jake Lorenz, who did the gravel and roadwork: \$542.50
 - c. Dave Glass, for pothole rock: \$520 + \$270.
 - d. Bretthauer Road Oil Company, for oiling the road: \$1381
 - i. Sean asked about potential cost to oil some of Grimmatt. Jim said that they would be happy to oil more at the same time – and charge separately for the additional oiling, since Grimmatt oiling would not be covered by GHOA.
 - e. Gary Miller for the light over the mailbox (put in after previous mail theft): \$60.69
 - f. Glenwood sign replacement, which has not yet been reimbursed.

Old business:

The Bridge: OTAK lost their contract with BPA. They did the design work, but since they only get paid when the work is done, and their contract expired before the work was done (due to a paperwork snafu), they didn't get paid. Since they didn't get paid, they didn't release their design work to BPA. BPA is working to get them under contract, again, so they can proceed with the bridge work. Jim plans to talk to some additional (more senior) people at BPA to follow up. He did get someone from BPA to look at the bridge to underscore the necessity of the work.

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Again, we're thankful that they are willing to do the work so that they can use the bridge, since the costs associated with the work are rather astounding (\$50,000 for the permitting, alone!).

New Business:

- A. Accident on Glenwood bridge in the last quarter of 2017: cost for labor and materials fully reimbursed by State Farm Insurance (the driver's insurance company), thanks to Jim Johansen's diligence in accounting for all of the costs, and representing us in court.
- B. New mailbox and parcel box proposal.
 - a. Jim asked if there has been anyone who missed a delivery because all the parcel boxes were used. No one at the meeting experienced this situation, so we're hoping that just replacing what we have will be adequate.
 - b. Gary: The current boxes are no longer USPS approved, because they are so easy to break into (this has happened to us in the past). The new models are much heavier, and more tamper-resistant. Right now, we have 2 cluster units, each with 16 mail slots + 2 parcel boxes; and 2 double-stacks of parcel boxes. We have a total of 8 parcel boxes altogether. We will be replacing these with 2 cluster units, each with 16 mail slots + 2 parcel boxes too. However, instead of the 2 double-stacks of parcel boxes, it is cheaper to buy a 4-parcel box unit. Again, we will have a total of 8 parcel boxes, altogether. We will make room on the cement pad to put an additional 4-unit parcel box unit should the need arise in the future.
 - c. The vendor is Mailbox Solutions, LLC at 19350 SW 118th Ave, Tualatin, OR 97062
 - d. The new unit comes with 3 keys per mail-box.
 - e. We plan to install the new boxes one weekend after a Saturday delivery, keeping the same person/mail-box scheme that we have now. (For example, Leora will keep mailbox #2 on the left side.)
 - f. There's a possibility that the current boxes can be resold to recoup some money (Gary will look into this).
 - g. \$4630 is the new price needing approval. We were also quoted delivery and installation charge of \$725 (\$425 for delivery and installation of first unit and an additional \$150 for each additional unit purchased at the same time). Jim suggested we pick the units up and install them, ourselves. Several people volunteered (Gary, Bruce, Jim, Jay), so we only approved the cost for the units, and not delivery nor installation. *The after meeting update is that they'll be "drop-shipped" to Gary's address, at no extra cost to us, so we just have to do the installation.*
 - h. Need to put up bollards to keep people from running into the mailboxes. With those in place, that means people have to get out of their car to drop mail off. More money needs to be approved for the posts and concrete. Jay and Sean volunteered to help. Approx \$300 to do this. Sean suggested reflective bollard sleeves and will look into the cost, maybe \$42 each.
 - i. We voted and approved two cluster units, each with 16 mail slots + 2 parcel boxes; and one 4-parcel box unit. Total cost of new mailboxes will be \$4630.

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- j. We voted and approved the bollards. Some were a little reluctant to approve these, but caved after we learned that someone had, in fact, just run into, and damaged, one of the parcel boxes.
- C. Jake Lorenz suggests trying reclaimed/ground-up asphalt on Glenwood Lane next time we need rock, which may eliminate the need for oiling the road. We couldn't approve this, because we didn't know what the associated cost for this is. Jim find out the cost.
- D. Speed issues (2 NEW issues this year: speeding down the bridge & washboard development)
 - a. The store owner has some grave concerns about traffic from the highway to the bridge. The issue is that the space is narrow (we were granted a 30 foot wide easement), and there are customers, equipment, children, and pets who frequent the area between the highway and bridge, but people are coming off the highway, and maintaining near highway speeds down the ramp and to the bridge. This puts everyone at serious risk.
 - b. Additionally, this year we had to grade out "wash boarding" on Glenwood Lane, twice. This is the first time ever, that we have had this issue, and it is solely caused by hard acceleration and driving too fast.
 - c. The GHOA owns the road and determines the rules of the road, but those rules are un-enforceable by state and county law enforcement.
 - d. Jim suggested he and Leora write up an email to let everyone know the ins and outs of speeding.
 - e. UPS and FEDEX have been observed speeding. Those of us who received packages and actually talk to the drivers will make a point of discussing the speeding issue (Leora and Jim both expect to do this). Mike Smith has already stopped a UPS driver for speeding, just in time, as a kid was walking down the road.
 - f. Someone wondered if we should put in speedbumps? Jim said they have to be speed cushions so that fire trucks can get in, and, in the past, no one wanted to spend the money to put in speed bumps, because that ultimately means paving the road.
- E. Installing the Wen/Ken solution at the ends of the bridge (to solve the problem of potholes being created at the ends of the bridge on both sides): Jim found out the name of the Wendy designer, but he doesn't know how to contact her. He plans on talking to others at BPA to try to locate her. Meanwhile, Jim will get Wendy's full name to Leora so that she can attempt to locate her.
- F. Kids on motorbikes:
 - a. The issue (for those who didn't get the additional agenda item): whereas, early on, kids on motorcycles were generally respectful (pulling to the side of the road until passed), more recently, they've been speeding, and passing cars on the right (or left), throwing gravel, and have nearly had some head-on collisions.
 - b. The first step is raising the issue, and having done so, at least one parent is promising discipline should his kid be involved in this sort of activity.
 - c. We'll attempt to discuss with other parents.
 - d. The biggest concern here, is that no one wants to wind up hitting a kid.
 - e. The secondary concern is damage to private property, and noise if the road and ditches are used as a temporary race track.

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- f. Jim was counseled to be explicit about the issues, and make sure that everyone is aware of them. As a result, the officers will work out a letter that will go out to everyone.
- g. No one wants to stop the kids from riding on the road in a respectful manner.
- G. THANK YOU for the email addresses!!!! This really is helping – Printing out 3 versus 30 agendas/minutes/accounts saves on paper, stamps, and mostly, my time! Thank you, thank you, thank you!!!
- H. Officer elections: The Vice President position (3 year term) is up for election.
 - g. Sinsing was nominated, seconded, thirded, she accepted and was voted into office.
- I. Open forum:
 - a. Jim said to see him if you have any problems with your mailbox/key. For duplicates, see Davis Lock on TV Hwy, or go to Lowes (Gary says that their locks are cheaper).
 - b. Having lost our landlines earlier this year for a couple of days, Bruce asked if there are any folks within the community with HAM radios, or other ways to make contact in case of an emergency. Sean Senko said that he has a way to make emergency calls, should we lose phone (and power), again. Since he's centrally located in the community (the lot on both Glenwood Lane and Grimmett Drive) this is good news.

Meeting adjournment at 8:41pm (sorry that it ran so long, this time – we had a lot to cover!)

Leora Gregory, Secretary/Treasurer

Officers:

President: Jim Johansen (September 2017- August 2020),

Vice President: Carol Stewart (September 2015 – August 2018) →

SinSing Miller (September 2018 – August 2021)

Secretary/Treasurer: Leora Gregory (September 2016 – August 2019)