

To: Members of Glenwood Bridge & Road Maintenance Assoc. (GHOA)
From: Leora Gregory, Secretary/Treasurer
Subject: Agenda for our 2024 Meeting

WHEN: 6:30PM on Thursday, 9/26/2024 **BRING FLASHLIGHTS & coats & Chairs!**

WHERE: Carol Stewart & Sean Senko's yard: 18069 NW Grimmert Dr.-corner of Glenwood & Grimmert

AGENDA: (Remember that you can designate someone who can represent you at the meeting as your proxy voter – all proxy votes will be recorded)

1. Call to order.
2. Anyone willing to take minutes?
3. Introductions of neighbors (name/road)
 - A. Ruth & Daniel Keller bought the Peabody residence on Grimmert (Wes & Gilda remain!)
 - B. John Morris (John Zonloid on Facebook)
4. Approve Minutes of meeting of August, 2023. (see attached – I added a highlighted comment and response since the last email)
 - A. There were a couple of comments – one of the potential responses may require a vote
 - B. Go over Decisions made from last year's meeting (See Appendix) in lieu of reading minutes before approval.
5. Treasurer's report and any dues in arrears more than this new year (as of 9/16/2024)
 - A. Expenditures totaled **\$9,286.43** this year (**\$4513.59** last year). \$1400 on Gravel in November, \$86.43 for lighting the mailboxes, and \$7800 for the recycled asphalt transportation. \$0 for Jake's hours of work spreading and rolling.
 - B. Current real balance: \$6872.60 (last year, it was \$12239.03).
\$12,239.03 - \$9286.43 = \$2,952.60. We then received: \$3,920.00 in dues. \$2,952.60 + \$3,920.00 = \$6872.60
 - C. We're \$2750 (up from \$2300) in arrears from prior years from 7 (up from 6) accounts.
 - D. Haven't sent out the account statements (as of 9/16/2024), yet.
6. Old business:
 - A. Still only have a couple of phone numbers/email addresses for distribution to neighbors. Need contact information that you're willing to share for emergency or other needs.
 - B. Street Signs were replaced. (Leora hasn't received a bill for this.)
 - C. Recycled asphalt put down on Glenwood.
 - D. Recoat the bridge to prevent wear and help with water runoff? Any info on this?
 - E. Still on the hook for helping with the Grimmert Culvert at Glenwood Lane.
7. New Business:
 - A. Officer elections: The Vice President's (Bruce Pedersen) position (3 year term) is up for election. Nominations?
 - B. Feedback on the road so far has been: Pro: nice job & not dusty. Con: Speeding has increased. Can we get implement Speed cushions (ok'd by Fire Department, whereas traditional speedbumps are not)? Should homeowners just narrow the space in front of their homes if they are experiencing issues [this is the approach that Portland took to slow traffic on some of their streets – narrowing the entrances and exits to streets).
Many in our population move trailers and equipment around and through the neighborhood and both these ideas seem counterproductive. I'd like to see everyone more actively policing our roads and taking note of the offenders, then speaking with

them directly or by phone; after 2 or 3 offences posting a picture of their car and a "watch-out-for-speeder" notice on our Facebook page.

- C. How about adding a gate at the bridge? (on Glenwood size, as opposed to Store side?)
Feedback: how about an electronic sign like we see in many neighborhoods. A couple indicate your excessive speed, then if you slowdown to the posted speed the sign changes to THANK YOU. Most people strive for the THANK YOU. *alltrafficsolutions.com (didn't have time to look at this before the meeting)*
- D. A neighbor suggested that we do give Jake what amounts to a token amount of reimbursement considering how much effort, fuel, and machine service time he put into the resurfacing project (not to mention his personal time). Suggested amounts are either \$1000 or \$2000. (Jake will only know about this through this agenda – he will have no vote on this topic as it would be a conflict of interest). Please come prepared with your thoughts (or send them to me up front). **More feedback: Jake should be reimbursed for fuel cost at the very least, addition monies for wear and tear would be better.**
- E. Do we need to increase the dues? We are definitely far below a reasonable safety margin, however, we shouldn't have to either re-rock or oil the road for several years to come, so perhaps we can let this slide for a year or two? **One vote NO for dues increase at this time, we paid a lot to try a different surface on the road, let's see if it lowers our annual expenses.**
- F. In the feedback received last year in the minutes, there was concern about putting parameters around the \$500 that the officers are allowed to spend without approval by the homeowners. One suggested response is:
"This can be done no more than twice a year. Additional requests must have prior approval via email, with email going to all landowners, and a "yes" vote elicited from a simple majority of those landowners. (1 vote per lot.)" Any other suggestions?
8. Good of the order: Time to offer comments or observations about the GHOA and its work.
9. Meeting adjournment.

Leora Gregory, Secretary/Treasurer

Officers:

President: Jake Lorenz (September 2023 – August 2026),

Vice President: Bruce Pedersen (October 2021 - August 2024) ← this is the position up for grabs

Secretary/Treasurer: Leora Gregory (September 2022 – August 2025)

Appendix

Fire information:

- How to find out about fire restrictions: <https://gisapps.odf.oregon.gov/firerestrictions/PFR.html> (select Glenwood, read panel on left – remember to scroll left panel for ALL of the restrictions)
- For everything else about wildfires: <https://wildfire.oregon.gov/> Extremely comprehensive!

Reminders:

- The easement for Glenwood Lane is 30' wide the whole length of the easement from the highway to the end of the lane (15 feet each side of the center line). The new stairs from Glenwood store is still in violation. We've already discussed that it's a safety issue, as well. Again, as long as people don't start to claim "ownership" of the easement and it's understood that any such stairways, fences, or structures in the easement may have to be removed for passage of a large load, nothing needs to be done right at this moment.
- the 2 rockpiles (one near Gary Miller's tree, and the other on Glenwood Lane at the end of Grover) are ONLY for filling potholes on Glenwood Lane.
- There is a leash law in Washington County:
<https://www.co.washington.or.us/HHS/AnimalServices/AnimalControl/Complaints/running-at-large.cfm>.
People should be able to walk their dogs (on a leash) on any of our roads without fear of a dog coming out to attack them or their dog.

Decisions:

Reminder of Decisions Made Last year:

- **Send out Glenwood Bridge Recertification to everyone. Done**
- **Jake Lorenz is our new President!**
- **The 3 officers may make decisions for the community on work costing less than \$500 with notification to the community (landowners).** This was to help facilitate small things that impact the road and/or bridge but need to be done in a timely fashion. However, a notification of any such expenditure should immediately be sent to the owners in the community. **COMMENT:** How often can they do this, and how many times per year? **Suggested Response:** This can be done no more than twice a year. Additional requests must have prior approval via email, with email going to all landowners, and a "yes" vote elicited from a simple majority of those landowners. (1 vote per lot.)
- **Permission granted for up to \$1000 spent on all of our road-signs to be done with correct names and spellings (and replacing the few that are correct for uniformity).** Jake expects this to be less – still getting quotes. **COMMENT:** I'd like to know what is being used as a source for "actual name" for each of these roadways. **Response:** <https://wcgis1.co.washington.or.us/Html5Viewer/index.html?viewer=Intermap> Lists what Washington county considers are the street names, regardless of the various names on all of the official documents that have been filed with the county.
- **Permission granted to lay down recycled asphalt if under \$5k.** Jake is expecting this to be less, if not free, and can only be done during hot days. It's sometimes possible to get this completely free. [This was upped via a vote via email]
- **Jake will get quotes on resurfacing the bridge.** Likely, this will be on the agenda for next year.

- Grimmiett Drive's Culvert to be redone – **GHOA will provide 2 loads of rock for this effort** that will help with the drainage on Glenwood Lane. The rest of the cost will be borne by the folks on Grimmiett.

Still to be done from prior years' meeting:

- **Stairs down from the backside of the Store should be reconfigured:** putting in a landing partway down and redirecting the stairs should prevent people from coming down the stairs into a potential conflict with a vehicle *(there have been some near hits)*.
- **See if there is a way to get a speed monitor**, so that we can find out how severe the safety/speed issue is from people turning off the highway down the ramp to the bridge. Sean plans to talk to Bill Hopper to see if Bill has any ideas on how this can happen.
- **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. The holdup (still) is finding the document with the by-laws. *What we're looking for has been recorded with the county, and is only about 1 or 2 pages long. That means that updating the by-laws requires re-recording them. Need to go to the county to get the recorded papers. 982009878DocEstablishingTheGHOA has no bylaws associated with it.* **Update 2023:** We've looked through Jim's box of documents and Gary looked through his – didn't see it, so to the county we must go. . .