

Glenwood Lane & Bridge Maintenance Association Meeting Minutes for 6:30-8PM 9/26/2024 meeting

Attendees:

Grimmett Drive:

Dan & Ruth Keller; Leora Gregory (Secretary/Treasurer) & Jay Avery (2 lots); Sean Senko & Carol Stewart; Gary Stewart; Scott Thorsen; Jake Lorenz (President)

Glenwood Lane: Jaben Carsey; SinSing and Gary Miller; Bruce Pederson (Vice President)

Johansen Lane: Jim and Shelley Johansen (2 lots); Stacey & Robert Jennings

Grover Lane: No representation

Wilson River Highway: Vi and Terry Bytwork

This represents 12 landowners (although 14 lots) out of a possible 27, so about 44% of the community was represented. Thanks to all who showed up!

Decisions Made: (AI) means "Action Item"

- **Sean Senko is our new Vice President!** Thanks, Bruce for your service!
- **We'll pay Jake Lorenz \$2600 to cover fuel, wear & tear on equipment, and labor** (we did a ball park estimate all on 3 items to come up with this figure) – this is less than it would have cost to bring some one in to do the work, so we all get a great deal, and Jake gets some compensation.
- **The 3 officers may make decisions for the community on work costing less than \$500 with subsequent notification to the community (landowners) at most twice a year.** Other decisions can be made, but will require at least a majority of lot owners voting yes on the request. This majority vote in email was the method used to go over the original estimated cost of putting reclaimed asphalt on the road.
- **(AI) Jake will look into the cost of seal coating the new material on the road**
- **(AI) Jake will move concrete blocks around for speed control** – He found it to be very effective around his place. (Leora to put Jake and Rob & Rhonda in contact with each other – **DONE**)
- **We raised the dues for 2026 (next year) to \$200** – this is because the funds are now pretty low, and we know that we're going to have to recertify the bridge at some point and that it will be much more expensive than it was, last year. Recoating the bridge is also expected to be a big expense, but worth it to make sure that it stays in good repair.

Other Action Items:

- **Jake:** Find out how much to recoat the bridge to prevent wear and help with water runoff?
- **Jake:** send Leora what he's spent so far [**DONE**: \$443.50 on the new signs/poles/hardware so far].
- **Leora:** send out the neighborhood list that she has.
- **Leora:** notify Kevin to alert his tenants of the need to not park vehicles in the no parking zone on the store side of the bridge [**DONE**].

Still to be done from prior years' meeting:

- Grimmett 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 Grimmett. Update: Jake has continued to puzzle over how to accomplish this in the best way, and thinks that he has a low-cost way of doing it, but will likely still require the rock.
- **(AI) Jake will get quotes on resurfacing the bridge.** Still needs to happen.
- **(AI) Kevin: 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*).
- **(AI) Sean: 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.

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- **(AI) Leora: 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. **Last update:** *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. We need go to the county to get the recorded papers – this coming year (cross fingers)?* [**anyone with access to their documents when they bought their homes** – if you can find your copy of the by-laws PLEASE tell Leora.]

Minutes: (Thanks to Gary Stewart & Stacey Jennings for taking notes!)

1. We called the meeting to order at around 6:33pm and went through introductions.
2. We went over the decisions of last year's meeting, and approved last year's minutes.
3. The Kellers (re-)joined, and we did another round of introductions. Dan and Ruth Keller bought Alden and Alice's place recently. Mentioned/welcome the other new owner, John Morris (not in attendance) who has lived in the community for 20 years as a renter on Glenwood Lane just at the entrance of Johansen Lane.
4. Treasurer's report:
 - 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.
 - B. Current real balance: \$6872.60 (last year, it was \$12239.03). \$12,239.03 (total) - \$9286.43(expenses) = \$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.
5. 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. Leora will send out what she has, and people can update. [attached]
 - B. Street Signs were replaced. Johansen Lane was missed, somehow, even though it was in the original order. It's currently on order. Jake will send Leora what he's spent so far [DONE: \$443.50 on the new signs/poles/hardware so far].
 - C. Recycled asphalt put down on Glenwood. Jim wondered if it needs to be coated? The concern is that water may deteriorate the road. The road is not looking quite as good in shadier areas. **Decision:** we agreed to vote on it over email once Jake has the cost. **Jake** will look into it.
 - D. Recoat the bridge to prevent wear and help with water runoff? Any info on this? **Jake** didn't get a chance to investigate it, yet. Still on his to do list.
 - E. Still on the hook for helping with the Grimmer Culvert at Glenwood Lane.
6. New business:
 - A. Officer elections: The Vice President's (Bruce Pedersen) position (3 year term) is up for election. Nominations: Sean Senko self-nominated, and was voted in.
 - B. Feedback on the road so far has been: Pro: nice job & not dusty. Con: Speeding has increased. Can we get implement Speed cushions? (Speed cushions were ok'd by Fire Department, whereas traditional speedbumps are not.) Jake said that he hasn't figured out how that would

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work with the recycled Asphalt material – it would just crumble. Jake mentioned that he'd put concrete blocks out near his place and they improved the speeding situation for him, so he suggested that we try it. **Leora** needs to connect Jake & Ronda/Rob for a first place to try it out [DONE]. Jake said that it shouldn't be an issue for folks with trailers (one neighbor's concern). In addition, we'll record folks coming in and out and directly talk to folks who are causing an issue. Stacey and Leora have both made a point to thank delivery drivers who have observed the speed limit. (Rewarding good behavior tends to be effective way to get continued good behavior.) Various people will work on video recording.

- C. How about adding a gate at the bridge? (on Glenwood side, as opposed to Store side) There were several new issues brought up about this (one being that BPA has to be able to get in at any time). We decided to forgo it at this time.
 - D. A neighbor suggested that we give Jake what amounts to a token amount of reimbursement considering how much effort, fuel (he used roughly 34 gallons a day), and machine service time he put into the resurfacing project (not to mention his personal time). After much discussion and some really rough calculations for just fuel and time (4 days of 7am-3pm), and bumping up the amount just a bit for wear and tear, we came up with and approved \$2600 for Jake (he had no vote on this). Even at this amount, it is a tremendous deal for what was accomplished.
 - 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 nor oil the road for several years to come, so perhaps we can let this slide for a year or two? We still have to think about the future, with a higher bridge recertification cost, potentially coating the road, and bridge recoating. One vote NO for a 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. After much discussion, we voted to increase the dues to \$200 for NEXT year (9/2/2025-9/1/2026).
 - 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.)" a motion was made to enact this response and approved.
 - G. There has been an issue with vehicles parking in the "no parking" area on the store side of the bridge, causing an issue for cars coming off of the highway having no where to pull over if someone is coming over the bridge. Store side people backing up is extremely dangerous. **Leora** to notify Kevin to alert his tenants of the issue [DONE].
7. Good of the order:
- A. Someone suggested that **we have a meeting near the end of May**, so that we can discuss the road situation, since it seems that things happen over the winter, and then we wait until end of August to discuss it at the meeting to address the concerns which then can't happen until the following year. **Are you interested in a meeting near the end of May? Please let me know yes, or no.**

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8. Meeting adjournment. It ended at around 8 pm
Leora Gregory, Secretary/Treasurer

Officers:

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

Vice President: Sean Senko (September 2024 - August 2027)

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

Appendix

GHOA expenditures From August 19, 2023 – September 25, 2024:

Date	Description	Debit
11/30/2023	GHOA check #537 to Herb Hill Farms, LLC for 3/4 minus Gravel on Glenwood Lane (3 loads)	\$1400.00
3/12/2024	Check#548 to SinSing Miller for mailbox lighting from 1/2023-12/2023	\$86.43
7/16/2024	Check#549 to Herb Hill Farms, LLC for 20 loads of Asphalt Grindings	\$7800.00

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!

Easements and Rockpiles:

- 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.

Dog Issues:

- 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.
- Anyone who has issues with dogs MUST file a complaint if we are to get this resolved: please call 503-846-7041, and talk to officer Tim Lock.

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Facebook community group:

If you're interested in joining the Glenwood Facebook site, please send me email so that I can get you set up.