

To: Members of Glenwood Bridge & Road Maintenance Assoc. (GHOA)
From: Leora Gregory, Secretary/Treasurer
Subject: Agenda for our 2025 June Meeting

WHEN: 7PM on Thursday, 6/5/2025

WHERE: Carol Stewart & Sean Senko's yard: 18069 NW Grimmer Dr. - Surrounded by Grover, Glenwood, and Grimmer roads

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

Topics where I expect a vote will be needed:

1. The Dues were voted to be increased to \$200 for this coming year, but I misunderstood how people had voted at the last meeting, which meant not only was the vote count incorrect (it would have passed, regardless), but we didn't get to adequately discuss the objections. I'd like to do a revote on changing the dues to \$200 a year, for 9/2/2025 – 9/2/2026. If you can't attend, please indicate your vote! Reasons for upping now versus postponing upping the rates of which I'm aware:
 - Reasons for increasing, now:
 - Cover (currently unknown) costs of recoating the bridge (prolongs the life of the bridge – BPA not considering this).
 - Have a reserve for emergency repairs to the road or bridge and to cover the recertification that must be done every 5 years. We currently have \$7,639.10 accessible to us.
 - Reasons to postpone upping the dues are:
 - we paid a lot to try a different surface on the road, let's see if it lowers our annual expenses
 - Increased fixed costs would be a burden on the folks on a fixed income in the community
2. Even if dues are increased for the community at large, can we keep the dues for the Bytworks, who now never make use of the bridge (all mail, deliveries, garbage pickup are done either via or in front of their own, personal bridge off of Highway 6), at the current rate?
3. Any suggestions for coating either the bridge or the road.

Agenda:

1. Call to order.
2. Anyone willing to take minutes?
3. Introductions of neighbors (name/road)
 - A. No new neighbors since last meeting
4. Approve Minutes of meeting of September, 2024. (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 (as of 9/16/2024)
 - A. Expenditures totaled so far since 9/2/2024: **3,454.80** (\$390 for Mailbox lighting, rest, agreed upon remuneration for Jake's work & sign bill)
Current real balance: \$ 7,639.10
 - B. We're \$2900 (up from \$2750) in arrears from prior years from 6 (down from 7) accounts.
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. Recoat the bridge to prevent wear and help with water runoff? Any info on this?
 - C. Still on the hook for helping with the Grimmer Culvert at Glenwood Lane.
7. New Business:
- A. the idea of stabilizing the Bytwork's yearly dues at the current rate going forward as they are no longer using the bridge for *anything* - all mail, garbage pickup, deliveries go through their own bridge. This is not a request not to pay at all, but to keep it at the current rate.
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: Sean Senko (September 2024 - August 2027)

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: (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. [DONE as of mailing of the Agenda]
- **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:

- Grimmer 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 Grimmer. 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.
- **(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.]*

Names	Address	email to share	phone number to share
Gary and SinSing Miller	17640 NW Glenwood Lane		
Aimee and Pete Fessler	17645 NW Glenwood Lane		
John Morris	17695 NW Glenwood Lane		
Bruce Pederson	17718 NW Glenwood Lane		
Lisa bell	17718 NW Glenwood Lane		503-357-2143 (land)
Bill & Joyce Kendall	17730 NW Glenwood Lane		
Mike & Skip Smith	17765 NW Glenwood Lane		
Rob and Rhonda Crume	17942 NW Glenwood Lane		
Staci & Phillip Eddy	18000 NW Glenwood Lane		
Jaben & Valerie Carsey	18250 NW Glenwood Lane	raven.spatial_0c@icloud.com	
Jake and Sarah Lorenz	18060 NW Grimmiett Drive		
Carol Stewart & Sean Senko	18069 NW Grimmiett Drive		
Bill and Jackie Hopper	18083 NW Grimmiett Drive		
Tonya & Sean Love	18103 NW Grimmiett Drive		
Gary Stewart	Grimmiett Drive (SW side of Grimmiett Bridge)	mail@gary-stewart.com	360-509-5161(cell)
Kristin Domgaard & Chris Rainey	18364 NW Grimmiett Drive		
Rick LaFave (owner)	18364 NW Grimmiett Drive		
Ruth and Daniel Keller	18548 NW Grimmiett Drive		
Wes & Gilda Peabody	18548 NW Grimmiett Drive (Barn)		
Crys & Scott Thorsen	18607 NW Grimmiett Drive		
Leora Gregory & Jay Avery	18685 NW Grimmiett Drive	leoragregory@gmail.com	503-357-7728 (land)
Jeanna VanDyke & Jeff Zimmerman	18700 NW Grimmiett Drive		
Jade Unger	End of Grimmiett Drive		503-709-2434 (cell)
John and Beverly Haworth	57595 NW Johansen Lane		
Robert Jennings	57679 NW Johansen Lane		971-864-7732 (cell)
Stacey Ladd Jennings	57679 NW Johansen Lane		503-899-7739 (cell)
Jim Johansen	57707 NW Johansen Lane	jimjohansen@copper.net	503-357-7529 (land)
shelley Johansen	57707 NW Johansen Lane	shelleyj@copper.net	503 357 7529 (land)
shelley & Jim Johansen (Owner)	57800 NW Grover Lane		
Travis Mahorich	57800 NW Grover Lane		
John and Darlene McGinnis	57820 NW Grover Lane		
Dawn and Jay Fisher	57825 NW Grover Lane		

Kevin Cameron (owner)	57975 NW Wilson River Hwy (store)
Robin and Kamal Chahal	57975 NW Wilson River Hwy (store) glenwoodfoodmart2020@gmail.com
Vi & Terry Bytwork	58047 NW Wilson River Hwy