

Glenwood Lane & Bridge Maintenance Association Meeting Minutes for 7PM – 8:05PM 6/5/2025 meeting

Attendees:

Grimmett Drive:

Dan & Ruth Keller (and their daughter, Isabelle, and her son, Timmy); Leora Gregory (Secretary/Treasurer) & Jay Avery (2 lots); Sean Senko & Carol Stewart; Gary Stewart; Chris Rainey & Kristina Domgaard; Jake Lorenz (President); (others represented by Proxy)

Glenwood Lane: Jaben Carsey; SinSing and Gary Miller; Mike Smith; (others represented by proxy)

Johansen Lane: Stacey Jennings & Tyler Connelly; (others represented by proxy)

Grover Lane: (representation by proxy)

Wilson River Highway: (representation(n by proxy)

Those in attendance represented 10 landowners (although 11 lots) out of a possible 28 (30 lots), so about 35% of the community was represented in person, and 6 (20%) were represented by proxy. Thanks to all who showed up!

Decisions Made: (AI) means “Action Item”

- **(AI) Jake will look into the cost of coating the bridge [Working on it]**
- **(AI) Jake will look into the cost of coating the material on the road** – Expect this to be exorbitant: Chris & Kristina looked into coating just their driveway, and were quote \$22,000!
- **(AI) Leora will call her contact at BPA to find out if they would be willing to chip in \$\$ for coating the bridge. [Status: still working on this – haven’t heard back]**
- **(AI) Leora will look for a contact at Hampton Lumber to find out if they would be willing to chip in \$\$ for coating the bridge** – their predecessor, Willamette Industries DID chip in money for the bridge, long ago, according to Gary Miller. [**Status: Not Started.** If anyone has a contact, let me know]
- **We KEPT the dues for 2026 (9/2/2025-9/1/2026) at \$150** – The vote (1 vote per lot, including proxies) was 14 FOR raising the dues and 3 against, so we didn’t have a majority for raising the dues. See pros and cons in the minutes. **(AI) Leora – request additional votes via email. [Status: awaiting quote.]**
- **We KEPT the original signed agreement that ALL lots contribute the same dues amounts** – The vote was 16 for keeping the original signed agreement & 2 ok with allowing the Bytworks to forgo any additional increases. See discussion points in the minutes.

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) 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.]*

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Minutes: (Again, thanks to Gary Stewart & Stacey Jennings for taking notes!)

1. We called the meeting to order at around 7:05pm and went through introductions.
 - A. It was a pleasure for the community to meet Chris Rainey & Kristina Domgaard, who are in LaFave's house on Grimmett. And, we got to meet, in person, Timmy, whom many of us usually just see from afar while Grandma and Grandpa have him tour their yard.
2. We went over the decisions of last year's meeting. (We forgot to approve last year's minutes. Grrrrr – and there was a mistaken holdover from the prior year on the agenda: there were no comments on the previous minutes.)
3. Treasurer's report (This section was updated on 9/20/2025 – previous versions were incorrect)
 - A. Expenditures totaled so far since 9/2/2024: **\$3532.89** (\$390 for 1 load of asphalt grindings; \$99.39 for Mailbox lighting; \$443.5 for the new signs; \$2600, the agreed upon remuneration for Jake's work)
Current real balance: \$8,289.71
 - B. We're \$2750 in arrears from prior years from 5 (down from 7) accounts.
4. Old business:
 - A. Didn't mention this at the meeting, but I 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. I attached what I have.
 - B. Recoat the bridge to prevent wear and help with water runoff? Any info on this? **Jake** didn't investigate it because he saw that our account was very low. However, some people aren't willing to raise the rates without having an idea of what it would cost, so Jake said that he would get an estimate. There was a question about who actually owns the bridge, because if it's not owned by us, then making any changes to it could bite us, legally, however, Gary reminded us that we own the bridge. Willamette Industries (now Hampton Lumber) and BPA contributed funds to building it, but WE own it. (AI) **Leora tasked with seeing if either company is willing to chip in for coating costs, given that it would extend the life of the bridge.** Someone asked if we know how long the bridge is rated to last, and therefore, how much longer it would last with coating. No one knew. [I do note that the certification document did discuss the wear on the bridge, and note that it can become a load bearing issue in the future.]
 - C. We took the promised re-vote on increasing the dues, but we failed to get a majority of lot owners to approve the increase. While we know that we'll be on the hook for likely \$5k or more in the next 3 years to recertify the bridge, without knowing how much it might cost to coat the bridge (to elongate the life of it), some were reluctant to raise the dues. We did discuss having a reserve, but we're off the hook on NEEDing it, due to us having fewer than 50 lots. There was a question about where we keep the information about what was spent and how much we have – the answer is that it's in the minutes (and also in the agenda). We talked about coating the road (not sure what the substance is), but that is EXTREMELY expensive. Chris and Kristina looked into coating just their driveway, and got a quote of \$22,000. They

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found that there are “rent-a-truck with materials” for a do-it-yourself of the application, but that was still very expensive (don’t have a price). The reason for coating would be to prevent it from prematurely crumbling (i.e., extend the life). Because only a simple majority was represented at the meeting (even with the proxies), there was an expressed wish that we get votes (through email) of the rest of the members on this very important topic. If we don’t get input from others, we can take this up, again, in fall. But, for right this moment, the rate stays at \$150.

- D. Still on the hook for helping with the Grimmert culvert at Glenwood Lane. Jake said that he would check with his laser to survey elevations. He can set it at the depth of the Grimmert end of the ditch and compare that elevation at Grover as well as everything in between. If it is indeed lower at Grover, he can adjust the grade to divert the water to the existing culvert at the Glenwood / Grover intersection.

5. New business:

- A. There was a request that the Bytworks get locked in at \$150 for their lot, since they are not making use of the bridge. There were 3 reasons many voted NO on this one: 1) the fee structure was written into the original agreement, 2) there was a concern that other people would start wanting to change THEIR dues because they don’t use the bridge, or don’t use it as much as their neighbor or don’t run as heavy equipment as their neighbor, etc. I.e., a slippery slope, and 3) each signatory lot gains value from having the legal access to the bridge (and road).
- B. Someone asked about Fire Season, if it had started, yet. Most of the state has already entered fire season, but not yet, here. ODF still says that our fire risk is low, so the typical restrictions haven’t yet been put in place. Look in the appendix for fire information. I’ll send a note to everyone if I notice a change in the fire restrictions.

6. Good of the order: Nothing.

7. 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 Updated on 9/20/25, as I’d forgotten to update it. (From 9/2/2024-9/1/2025)

Date	Description	Debit
10/13/2024	Ck#550 to Jake \$443.50 (Street signs) + \$2600 from Glenwood for fuel/wear & tear/personal time to get the road reclaim-asphalted	3043.50
2/10/2025	Check#551 to Herb Hill Farms, LLC for 1 load of Asphalt Grindings to fill potholes	390.00
5/5/2025	check#552 to Gary Miller for mailbox lighting for all of 2024	99.39

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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 are 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.

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.

Neighbor to Neighbor contact list:

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		

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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 Grimmest Drive	
Carol Stewart & Sean Senko	18069 NW Grimmest Drive	
Bill and Jackie Hopper	18083 NW Grimmest Drive	
Tonya & Sean Love	18103 NW Grimmest Drive	
Gary Stewart	Grimmett Drive (SW side of Grimmest Bridge)	mail@gary-stewart.com 360-509-5161(cell)
Kristin Domgaard & Chris Rainey	18364 NW Grimmest Drive	
Rick LaFave (owner)	18364 NW Grimmest Drive	
Ruth and Daniel Keller	18548 NW Grimmest Drive	
Wes & Gilda Peabody	18548 NW Grimmest Drive (Barn)	
Crys & Scott Thorsen	18607 NW Grimmest Drive	
Leora Gregory & Jay Avery	18685 NW Grimmest Drive	leoragregory@gmail.com 503-357-7728 (land)
Jeanna VanDyke	18700 NW Grimmest Drive	2stagecoach@frontier.com 503-522-1345 (cell)
Jeff Zimmerman	18700 NW Grimmest Drive	2jzimm@frontier.com 503-729-9918 (cell)
Jeanna VanDyke & Jeff Zimmerman	18700 NW Grimmest Drive	503-359-1927 (land)
Jade Unger	End of Grimmest 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	