

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

WHEN: 6:30PM on Wednesday, 9/24/2025

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)

BRING: Chairs

Topics where I expect a vote will be needed:

1. Increase of Dues: Actually, I'm guessing that we won't get to this, as we currently don't have estimates for coating the bridge or road, and that is the primary request for raising dues.
2. Secretary-Treasurer role for the next 3 years.

Agenda:

1. Sign in
2. Call to order.
3. Anyone willing to take minutes?
4. Introductions of neighbors (name/road)
5. Approve Minutes of **Both** September, 2024 and May, 2025 (**attached**)
6. Treasurer's report (as of 9/20/2025)
 - 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. Since I've yet to send out accounts, I didn't look at these numbers for this year.
7. 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?
 - C. Still on the hook for helping with the Grimmer Culvert at Glenwood Lane.
8. New Business:
 - A. Officer elections: The Secretary/Treasurer's (Leora Gregory) position (3-year term) is up for election. Nominations?
 - B. Doesn't pertain to the road, but there have been renewed concerns about dogs without leashes (note: an electronic "leash" is considered acceptable by Washington County.)
9. Good of the order: Time to offer comments or observations about the GHOA and its work.
10. 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 to \$200 at the Sept, 2024 meeting & then kept it at \$150 at the May meeting**– The reason to raise is because the funds are now pretty low, right now, 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. However, many are unwilling to raise the rates unless we get some quotes for coating the bridge and road.

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** in the May minutes]
- **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.]*