

Glenwood Lane & Bridge Maintenance Association Meeting Minutes for
6:36PM – 7:24PM 9/24/2025 meeting

Attendees:

Grimmett Drive: Dan & Ruth Keller; Leora Gregory (Outgoing Sec./Treas.) & Jay Avery (2 lots); Sean Senko (VP) & Carol Stewart; Gary Stewart; Chris Rainey & Kristina Domgaard; Jeff Zimmerman

Glenwood Lane: Jaben Carsey; SinSing & Gary Miller; Mike Smith

Johansen Lane: 2 lots represented by proxy

Grover Lane: no one

Wilson River Highway: no one

Those in attendance represented 9 landowners (although 10 lots) out of 28 (30 lots), ~32% of the community was represented in person, and 1 (3%) was represented by proxy. Thanks to all who showed up!

Decisions Made:

- We'll have another meeting in May to discuss the timing of coating the bridge.
 - Ruth Keller is our new Secretary/Treasurer!
1. We called the meeting to order at around 6:36pm and went through introductions.
 2. We approved the minutes of the last 2 meetings (last September's and this May's).
 3. We went over the decisions of last year's and May's meetings.
 4. Treasurer's report (From the 9/20/2025 Agenda)
 - A. Expenditures totaled so far since 9/2/2024: \$3,532.89 (\$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 \$2,750 in arrears from prior years from 5 (down from 7) accounts.

Old Business:

1. Filled in contact info for everyone present. Still need contact information that you're willing to share for emergencies or other needs. I've attached what I have at this time.
2. Recoat the bridge to prevent wear and help with water runoff? (Reminder – the last certification that we had on the bridge pointed to the degradation of the top of the bridge, saying that it didn't affect the last certification, but will be a problem in the future.) Jake (ill, and therefore couldn't attend the meeting) tasked Dan Keller with researching coating the bridge. Dan's research led to the following information:
 - A. We'll need a 30 hr period of NO Car TRAFFIC on the bridge. About 10 hrs no foot traffic. Temps should be above 60, ideally warmer, and no rain for 8 hrs after coating.
 - B. The bridge needs to be:

- Pressure washed (Jake can do with the help of water from the Millers, 200ft hose from Sean)
 - Primed
 - dry for 3 hours after primer is applied
 - coated
 - dry for 24 hours after coating with no cars (foot traffic ok after 3 hrs).
- C. Due to the constraints above, we didn't see how we'd be able to get this done this year. It seems as though we'd have to give at least a month's notice to everyone so people can arrange their lives and cars around the closure. We may need to notify the county.
- D. Cost: Dan was quoted around \$4,000, which is within our budget! However, Leora had been tasked with talking to BPA about possibly sharing in the cost. Leora's contact, Darin Smith, mentioned that the Federal government doesn't do "sharing" very well, so Leora suggested that it would be wonderful if THEY had this work done. She sent Darin our last certification and pointed out the part where the bridge is showing wear. Darin needed to look into this (talk to our former contact) to understand the whole bridge business, since he wasn't even aware of our bridge. If we get a negative response from BPA, we need to check with Hampton Lumber.
- E. Because of the above, and all of us WANTing to get this done, we believe that a May meeting (not on 5/20 nor 5/23) is in order for scheduling when this should all take place, so as to be able to give everyone enough notice.
- F. Given that we have enough in the bank for the proposed recoating, even if we can't get anyone else to pay for it, there was no enthusiasm for raising our dues.
3. 3. Still on the hook for helping with the Grimmiett culvert at Glenwood Lane. Although Jake said that he would check with his laser to survey elevations, there was doubt that Grover was lower than Grimmiett, and therefore the Grimmiett culvert work will need to be done.
4. 4. A question was asked about how the recycled asphalt is working for people. Those in attendance were happy with it. The dust level is MUCH more manageable. No complaints.
5. 5. A little lien discussion. No, don't hire a lawyer (it would wipe out any gains).

New Business:

1. Nominations were taken for the Secretary/Treasurer position and Ruth Keller put her name into the pot! She just retired from 12 years of bookkeeping and banking, so this is a perfect segue for her. A vote was taken and Ruth is now our new Secretary/Treasurer!!!
2. We didn't discuss the dog issue as 1) everyone has been made aware of the leash law and 2) specific issues need to be addressed one on one (and/or with animal control).
3. Note: the alpacas (who graced our community the other day) belong to our neighbors, the Buehlers, just to the East of us. (After the meeting: The Millers are now in communication with the Buehlers should the beasts go on another walkabout.)

4. There was a discussion on the Grimmitt Bridge, which needs to be repaired, but that information will just be distributed among the residents along Grimmitt.

Good of the order: Nothing.

Meeting adjournment. It ended at around 7:24pm

Signed, Leora Gregory, Outgoing Secretary/Treasurer

Officers:

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

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

Secretary/Treasurer: Ruth Keller (September 2025 – August 2028)

Appendix

GHOA expenditures Updated on 9/20/25 (From 9/2/2024-9/1/2025)

Date	Description	Debit
10/13/2024	Check #550 to Jake \$443.50 (Street signs) + \$2600 from Glenwood for fuel/wear & tear/personal time to get the road reclaim-asphalted	\$3,043.50
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