

**GLENWOOD HOMEOWNERS ASSOCIATION
SPECIAL MEETING
JUNE 10, 2026**

Minutes of the Glenwood HOA, Gales Creek, Oregon, held in the yard of Sean & Carol on the 10th day of June, 2026.

1. Call to Order

Ruth Keller called the meeting to order at 6:37pm.

2. Introductions & Attendance

Present: 16 Lots Represented

Glenwood: Carsey, Miller, Pederson, Smith

Grimmett: Gregory/Avery (2 lots), Keller, Lorenz, Rainey/Domgaard,
Senko/Stewart, Stewart, Van Dyke/Zimmerman

Grover: McGinnis

Proxy: Johansen (2 lots), Love

Absent: 13 Lots

3. Approval of the last Meeting Minutes

Motion by Leora Gregory, second by Kristina Domgaard, to approve the minutes

4. Financial Report

Ruth Keller gave the report at follows:

- A. Starting assets as of September 2, 2025 - \$8939.71
- B. Monies Collected - \$3750.01
- C. Bank total as of March 28, 2026 - \$12,110.32
- D. Arrears - \$2580.00

5. Unfinished Business: Glenwood Bridge

Report given by Dan Keller on Resealing/Resurfacing Glenwood Bridge.

- A. Two options were discussed. A cement-based and an epoxy-based resurfacing coating. Epoxy has a longer lifespan and has a structural fill instead of a surface patch that the cement option has.
- B. Dan Keller motioned a vote and Leora Gregory seconded it. The vote was unanimous for the Epoxy option, total price is \$7600.
- C. Vote was motioned to add a cap to expenses if they exceeded \$7600. Mike Smith mentioned a \$10,000 cap. Jake Lorenz seconded it. Vote was unanimous.
- D. Sean Senko volunteered to call the contractor, Shawn, and get more specifics on:
 - prep time before application time
 - material options
 - what grading (½" crown?) will be done, if any
 - What will the contractor expect us to do (prep, grading?).

Update from Sean Senko after talking to Shawn:

"I talked to Shawn about the epoxy coating. The surface will need to be as dry as possible so the pressure washing should be done the weekend before. As long as there is no muddy debris, a simple brush scrub and blow off will suffice on application day. Since this material is a two part compound, it is fairly self-leveling. It really isn't designed to build any slope to aid water run-off. The first layer is a crack sealing layer that is pretty thin and seeps into all the nooks and crannies. the main layer will set up at about 1/8th to 3/16ths inch thick with the aggregate broadcast onto it. He is willing to start on a Sunday afternoon. He did reiterate the need for water and I told him we'll have access to Gary's hose bib."

- E. Weather permitting, we will schedule work for the first or second weekend of August. Ideal temperature is above 60 degrees for application and no rain.
- F. Sean Senko and Jay Avery have gas powered powerwashers. Jake Lorenz and Gary Miller's powerwashers would need a power supply. Depending on who is free to help the week before, Sean Senko has a 200' extension cord for power. Kellers also have a portable generator to help with power supply. Unsure what PSI is needed for the task.
- G. Dan Keller or Jake Lorenz will leaf blow any loose debris
- H. Water provided by Gary Miller
- I. Before closure, Ruth Keller will post notices on mailboxes and contact neighbors
- J. Neighbors who need out that day, should plan ahead to have a car parked on the store side.
- K. Jake Lorenz will put out signs indicating a closure and a blockade for the bridge on the day of. Foot traffic should be fine as half the bridge will be done at a time.
- L. Total bridge closure time is approximately 14 hours.

6. Unfinished Business: Bylaws

An update was given by Ruth Keller that there are no by-laws recorded with the County. By-laws dictate meeting structures and voting requirements. Some by-laws seem to be stated in the Road and Bridge Agreements, like how board members are elected, how long they hold a position, when we meet yearly, how dues are collected, and finances and liens handled. We will continue to follow these rules as stated in the road agreements.

7. New Business: Original 1981 document clarification

The original Bridge Construction & Maintenance Agreement of Glenwood Homeowners mentions a one-time entrance fee of \$1000. The \$1000 is paid again if lots are split. It was unclear if that fee applied to change of lot ownership. Members of the community stated that the one-time fee is for each lot and only paid once. It does not get collected each time a property changes ownership. This matter is closed.

8. Meeting Call to Close

The meeting was called to close at 7:37pm

GRIMMETT ROAD SPECIAL MEETING MINUTES

Grimmett Road property owners were asked to stay to discuss options for repairing our Grimmett Bridge and an alternate emergency exit through the meadow.

1. Chris Rainey has a contact for another bridge replacement option instead of replacing rotten boards of the existing bridge. He will let us know that quote once he talks to his contact.
2. Dan Keller presented a quote from a bridge engineer for rating the current bridge and performing a bridge condition inspection. Cost for both inspection and rating came to \$7500. No decision was made on this yet.
3. Jake Lorenz suggested adding gravel to part of Leora's meadow, connecting to the BPA gravel to have an exit option.

Meeting ended at 8:07pm