

**GLENWOOD HOMEOWNERS ASSOCIATION
ANNUAL MEETING
SEPTEMBER 10, 2026**

Minutes of the Glenwood HOA, Gales Creek, Oregon, held in the yard of Gary & SinSing Miller
on the 10th day of September, 2026.

Call to Order

Ruth Keller called the meeting to order at 6:17pm.

Introductions and Attendance

Present: 13 Lots Represented

Glenwood: Carsey, Miller, Pederson, Smith

Grimmett: Avery/Gregory (2 lots), Keller, C. Stewart, G. Stewart, Van Dyke

Johansen: Johansen (2 lots)

Proxy: Lorenz

Absent: 16 Lots

Quorum wasn't met.

Approval of June 10 Meeting Minutes

Leora Gregory motioned to approve the minutes. Bruce Pederson, seconded.

Financial Report

Ruth Keller gave the report as follows:

FY 26 starting assets - \$9239.71

FY 26 monies collected - \$3580.02

FY 26 expenses - \$8379.07

FY 26 arrears - \$2300.00

FY 26 closing assets - \$4440.86

FY 27 monies collected so far - \$2050.00

Topics of Discussion

Raising Dues:

Jeanna Van Dyke mentioned the past discussion of raising dues for future big expenses. We will have a bridge recertification in the next few years and estimated cost could be in the range of \$7000 for recertifying and load rating. We will work on getting a few more quotes before the next meeting. Jim Johansen also mentioned the idea of creating a reserve for unforeseen bridge damage or emergency repairs. Since we didn't meet quorum, we couldn't vote on raising dues.

Recycled Asphalt:

The question of how long the recycled asphalt lasts was brought up. It has been three years since it was applied to Glenwood Lane. Jim Johansen mentioned noticing some wear and tear

in some areas. Mike Smith noted that the dust has been greatly improved since using it. Also, when should Glenwood Lane be re-oiled? Questions to research.

Bridge Resurfacing:

Ruth Keller noted that the total for the resurfacing came to roughly \$200 over what was quoted. Volunteer bridge prep work was done by Dan Keller & Jay Avery. Water and snacks provided by Gary & SinSing Miller. Road Closure signs provided by Jake Lorenz. Thank you!!!

Glenwood Stairwell:

A brief mention about the stairwell that is part of the house/store. The stairs are in violation of the easement.

Glenwood/Grimmett Culvert:

This is an outstanding item from past meetings. It was brought up to see if there was any update or if it needed to still be done. Will need to follow up with Jake on his past ideas, but so far nothing done.

Fire Safety:

Leora Gregory gave a quick update that we are in Moderate fire range.

New Officers:

Vice President Sean Senko stepped down after serving 2 years. Thank you for your service Sean! Jeanna Van Dyke volunteered to be the new VP. She was unanimously voted in.

President Jake Lorenz's 3 year term was up for re-election. Thank you for your service Jake! Leora Gregory volunteered to be President. She was unanimously voted in.

Meeting Call to Close

Ruth Keller called the meeting to close at 7:30pm.

Officers

President Leora Gregory (Sept 2026 - Sept 2029)

Vice President Jeanna Van Dyke (Sept 2026 - Sept 2029)

Secretary/Treasurer Ruth Keller (Sept 2025 - Sept 2028)