

**Oregon Shores Beach Club, Inc., Unit 1**  
**Annual Board Meeting Minutes**  
**Chiloquin Community Center**  
**Date: June 21, 2025**

The meeting was opened by Chairman Mike Gottlieb the at 10:15 AM.

Additional members present were Judy Mangrum, Secretary/Treasurer, Bill Springer, Carolyn Davis, Tim McDermott and Matt Nelson

Mike had to make sure there that there was a quorum present, so that if we needed to vote on anything we would be able to do that because of having enough to do the process.

We proved that we mailed out letters to all and that the meeting was posted on the bulletin boards at each entry to Oregon Shores Beach Club.

Made a motion to accept the agenda, and Bill Springer seconded the motion.

Reports:

1. Secretary/Treasurer Judy went over the reports. What was paid out the previous month and the unpaid bills. Also reported the deposits. Judy made a spreadsheet of the power bills from last year to this year to show how much our electricity bills have increased.  
Mike brought the attention to the room of how much money is in the general fund and the fact that it is new money and that would show how low the general fund got at the end of the fiscal year.

Judy explained the split of the assessments to general fund and the water fund.

Questions from the room were asked and answered.

Mike asked for a motion to pay the approved bills and Bill Springer made the motion and Carolyn seconded and the motion passed.

Mike brought up the proposed budget for 2025-2026. Mike said let's move on to the water report and come back to the proposed budget.

2. Water report: Matt said we are running 1 ½ wells. We are running on Well #3 because of the water being soft.

Questions were raised about the water on the well-being soft and were answered.

3. Equipment: Mike announced that we had to move the equipment because we do not have any security in place yet to protect the equipment from thieves. So, for security reasons we moved the equipment to a private

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residence. We have a lot of unusual people looking around our area.

3. Roads: Jill on Sportsland have ruts on the road to her house. Someone suggested we ask the county to repair our roads. It was explained that our roads are private. Mike said we know there is a need for roads to be better.
5. Marina: Mike noted that we have guests staying at the Marina. Mike asked if the electricity is on as well as the water. Only the electricity is on at the Marina. Matt said he would explain later about the water not being on.
6. Building: None
7. Old Business:

Mike proceeded with a speech he wrote for the meeting regarding the reason for the increase in our assessments. See the attached speech.

Judy explained why we had to go over last year's budget because of the unknown things that happened last year.

Matt explained the wells are running 2 plus minutes and they are turning off and on all the time. The whole system shutters every time it comes on. The system will need more work as time goes on.

There was much discussion and questions about the water system. Also, there was a talk about another holding tank for the wells to fill.

Then the discussion went on with people who are not paying their dues. It was explained we will be working with an attorney about these past due to people to get liens applied and or foreclosures. The residents were concerned about the ones that are not paying. Are they having to pay for the ones that are not paying.

Bill Springer said we are here to raise the rates or not. We are trying to show you why we need to raise the assessments.

Tim suggested maybe a water tank to move in to add to the storage tanks we have now. Good for fire protection if needed. Bob Easter said that that type of storage could contaminate our system.

Matt said we are going to have some testing on our water system this year that will cost the HOA anywhere from \$8,000 to \$10,000. It is state and federal requirements.

Someone asked if the water testing fees comes out of the water fund and it was explained that it did. Also, someone said they have a solar system on

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the home and why couldn't we get something like that on a grant. There are no grants in Chiloquin for us. Mike said we will investigate solar energy for the water system.

Another person suggested we charge a fee to link into our water system. He was told we charge \$100.00. It was suggested we charge more to attach to our water system, but it was said we are non-profit.

Judy suggested a volunteer list of who can help others in our complex. And a list of people who need help.

Someone wanted to know how much we want to increase the assessment.

Mike said our CC&R's and By Laws are also a topic to discuss. Judy said we tried to put the new documents on our website for the people to look over to vote on. The members had said they didn't have computers, or they hadn't looked at them. It was said in the letter to asked for a hard copy. One member said we should use the bulletin boards to put the information on for everyone to view.

What is the rule for camping out at the Marina, was asked. 21 days is all.

Mike said let's table the vote on the CC&R's and By Laws for now. Bob Easter has questions and concerns about them. It was suggested that we have another meeting so that questions could be answered. Bob doesn't want the Board to have a free hand with the checkbook.

7. Old Business: Mike brought up 2 years ago that one of street signs is broken and has not been replaced. Mike said it has not been forgotten.

One of the members present said we have way too many lots that are overgrown. So, there was discussion on who we can call to take care of these lots. It was talked about cleaning the lots and charging the owner, but we can't go onto private property. It was also mentioned that the home owner needs to do their due diligence and get in touch with the County Code enforcement with these issues.

Mike asked if there any more public input. We had one member complimenting on the new Boards performance and how we conduct the business of the Board.

Mike said a sense of the Board that we will have a special assessment this year to increase our Water Fund. Mike made a motion that we approve the increased assessment of \$100.00. Bob Easter had a question about how much the assessment will be. The special assessment will come out in September of this year. Members seemed to be confused about what is going where. Another member said it should all go to the water fund.

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Bob Easter wanted to know if we were going to have a vote on CC&R's and By Laws. We will be having another meeting and not voting on them today. Mike wanted to know if the assessment is going to be permanent. One of our members said we should keep the \$225 assessment a permanent assessment.

There was a lot of back and forth about the emergency assessment whether it was going to be permanent or not. Judy specified that \$55.00 from our \$125 goes to the water fund and the remainder goes to the General Fund at this time. So, we are asking for an additional \$100 now in the September billing to bring the water fund up.

Randy asked several questions. So, it was discussed that \$125 goes to the Water Fund and the \$100 goes to the General Fund. Mike said this is a permanent increase of \$100. Mike asked the public to vote by hand display. The majority ruled and passed the special to be enforced. Judy will bill out special assessment the first of September and it won't be due until November 1<sup>st</sup>.

Mike made a motion to adjourn the meeting and passed.

The meeting was adjourned at 12:33 PM

Next meeting: Wednesday July 9, 2025 @ 10:00AM

*Judy Mangrum*  
Secretary/Treasurer

## Oregon Shores Beach Club State of the Union

My name is Mike Gottlieb, and I'm the current Chair of the Oregon Shores HOA Board of Directors. And while these words are mine, they reflect the opinion and will of this Board.

This real estate development and its HOA is more than a half a century old. These are the opening statements of the original incorporation documents. "The name of this corporation is Oregon Shores Beach Club, and its duration shall be perpetual. The purpose of this corporation is to #1 promote and assist in preserving and enhancing the aesthetic values of Oregon Shores for the mutual benefit of club members and for the benefit of the public at large. And #2 To provide educational, recreational and social opportunities for the club members."

50+ Years ago there was a vision for what this association of property and home owners was meant to be. And 50+ years hence, here we are and the idea of an Oregon Shores Beach Club is a pipe dream. This annual meeting has been going on for 50+ years and from then to now none has been more important than this one.

This HOA lives on a fixed income. \$100 per lot per year. Currently there is a temporary special water assessment of \$25 which is set to expire in two years. 100% of the special water fee is earmarked for the Water Fund. So we'll put that aside for now. So \$100 per lot per year x 405 lots is a fixed income of 40,500. Of that \$40,500, 30% goes to the water fund and 70% to the general fund. So of the total amount of fees owed, \$28,350 goes to the general fund to pay our bills. Last year, our bills, not including the maintenance and management of the water system, came to \$30,000. It sounds like a small shortfall, less than \$2,000, but it is amplified by the unpaid and delinquent monies of non-compliant HOA members, some who are years behind in payment. It is also

amplified because each year we have to pay old bills with new money because by the end of the year there is no money left to pay the bills. It has been 20+ years since the last increase in HOA fees. With a combination of the dramatic increase in the cost of living, years of benign neglect by HOA management and members who either can't or won't pay, we find ourselves struggling to make ends meet.

Additionally there is the small matter of our water system which is also 50 years old. And here I'd like to take a moment to thank the very dedicated members of our water team, Matt, Bob, Randy and others who are on call 24/7/365 to maintain and manage our system. Their dedication is the reason you have water right now. One of our two wells was out of commission for six months earlier this year and the water team's hard work made it work and we're very grateful for the incredible job they do.

The reason we have a special \$25 levy for water is to get our water fund to \$100k. These wells are not cheap to upgrade and repair. Not to mention the nearly \$10,000 per year to Pacific Power to run these wells. At the end of our last fiscal year the water fund had about \$25,000 left, not \$100k. The reason we can't get to that goal of \$100k is because our older water system is in constant need of maintenance and repair. There is a list of things to be done that we can't afford to do so we wait until something breaks to fix it. That doesn't sound like a recipe for success, does it? Our property value is directly tied to our water system. We lose the water, we lose our investment. One of the selling points of this HOA is FREE UNLIMITED WATER! But last year alone it cost this HOA \$40,000 to provide the water which we take for granted and consider free of charge. \$40,000 dollars to approximately 60 full time homes – that comes to more than \$650 per household per year.

You get the picture. This HOA is at the breaking point. And if we get to the point we can't take care of ourselves, then state and local governments will move in to take care

of us. And as most local and state governments are as broke as we are, the cost to maintain and manage our development will be passed on to us in the form of higher taxes and fees associated with power consumption, water distribution, road maintenance and code enforcement.

After all this information, the Board is under no illusion about the desire to raise member fees by the membership. It is very hard to see as you drive around Oregon Shores Beach Club, what benefits members receive for their \$100 per lot per year. The roads are way behind in maintenance. The marina area leaves a lot to be desired. And the general ambiance of our development is more disheveled and disillusioned than proud and joyful.

The State of our Union did not happen over night. It happened over decades. Historically the Board of this HOA chose not to enforce what it could with the means it has, and we have slipped and slid to this place. But this HOA does have CCRS and By-Laws in place, passed in 2021, to make efforts to right this ship and set it back on course.

We have very strongly encouraged homeowners and lot owners to clean up their properties as needed, and certainly most residents make great efforts to tame the nature in which we live. We'll continue those efforts moving forward. We have begun the process of placing liens against property owners who are more than a year in arrears. Judy our Treasurer, works hard to collect over due fees and additional legal efforts should help that work.

And now we come to the membership to ask what we're to do? Do we sacrifice more to keep this HOA alive or do we sacrifice the HOA and place ourselves at the mercy of state and local governments?

That is the question. Our answer is to raise funds through a special per lot assessment billed this October to get us through the year and try to increase our reserve funds. Short of that, we're at a loss and welcome your comments.

Thank you.