# **Oregon Shores Beach Club, Inc. Unit 1**

**Executive Board Meeting Minutes**

**At Oregon Shores Beach Club Marina**

**Date: August 9, 2024**

The meeting was called to order by Pollie Carter at 10:17 am. This was to finish the monthly meeting that was not finished. Pollie, Clay, Carolyn, Judy, and Mike were in attendance. Tim arrived at 10:45.

Clay talked about a sounder for the well and an Amp prob. Clay described the items and said they were approximately $300 for sounder and $100 for Amp prob. Mike made a motion to Clay to buy the items needed. Carolyn seconded the motion, and it was passed. We talked about a limit to the amount the water committee is to spend. Never decided what the amount was at the time of this meeting.

Judy told the Board about a phone call from Oregon Shores #2, about a Hydro Vac that Oregon Shores #2 is going to purchase. There will be a demonstration of how it works, and they have invited our people to attend the demonstration. This will be offered to us to use in the future for a fee. They will call us when we have a definite date. Jessica also gave us their water guy’s name and phone number so we can talk to him and bounce ideas off of.

Clay will research out the two items needed and let the Board know what he has found. He will text the Board to let everyone know. Mike proposed a motion to Clay has $150 to buy Amp probe. It was seconded and passed.

Pollie talked about the generator and possibly purchasing another generator. Clay said the generator we have is OK. It was the soft start that is causing an issue. Clay said the cause of the heat problem recently with the power going off and on was causing the heat problem. That’s why the opening of the doors, windows, and top hatch in order to cool the well room down.

We had two volunteers offering to help us, Roy and Marty. One of these volunteers mows our lawn. He is not a resident here. We tossed around names of people that might help us.

Juan is a new resident. He put in a culvert pipe and when we did road work, we plugged the pipe and put a groove in the top of it. We are going to fix it for Juan.

Pollie talked about a $100 to hook up charge to new residents, that Judy found in a meeting some time back. Bill Springer brought the topic up at one of the Board meetings and so Judy found where it had been approved by the Board to charge for hook up connections to the water system. So, we need to start charging more. Pollie talked about how we are behind on our charges of the assessments. It’s not enough to keep our water system working. Pollie, we need to charge $125 per quarter. We need to get across to the residence. Mike said that we need to bring it up to the residence at the annual meeting so it can be voted on. Judy brought up the fact that the increase we have now has been for 5 years and we are only in our 3rd year. Pollie said we can’t keep operating on what we are getting now.

Clay said we need to call a pump man out here. If we need to pull the pump out to put the foot valve in. Clay talked to James at Unit #2 and recommended Garcia and Garcia Pump. We keep bringing this company up and have not called them.

Judy brought Tim McDermott up to speed about the meeting. Judy also brought up to the Board that she found a thumb drive with all the information about water systems. Judy started printing up what was on the thumb drive to put in a binder to have. Clay said we need to put on an external hard drive.

Judy also found a monthly report for what to do each month, all the past well logs that was wanted.

Carolyn asked are we are going to call Garcia and Garcia? Mike explained that we can run one well for a time if needed to do the repairs. But we are not in that place currently. Mike asked if the Amp meter is what we need to check the motors? Clay said we need the Amp probe. Pollie asked how long it would take to check the motors. Clay said we can adjust if needed and that it doesn’t take any more than 10 minutes. Carolyn asked, “can’t we get overnight delivery of the probe”? Pollie asked about propane at the pump house. Judy talked to Bob about the level of propane and that we are good for another run if necessary before we need more brought out.

Mike, we get Garcia and Garcia out here to find out about an estimate to do the repairs. Judy suggested that we must set up a special meeting with the residents and explain to them why we need a special billing for the price of the repairs to the wells.

Pollie said we could put an announcement on the bulletin board about the special meeting. Mike said we need to explain about the water being off. Tim put in about contacting the fire department about a water tender to bring water to us if necessary.

Clay said we must find our leaks first. We need to make sure all the valves are clear and working. Clay said we need two groups. We need people to find the valves and clear. Tim said we also need to number the valves. Judy asked if we had walkie talkies to do this job. Mike said we do have them, and they are charged and ready to go. Carolyn asked why we have to do this at night and it’s because water usage is down.

Clay said nothing has been done to for the past 6 years. Judy brought up that there should be regular testing done. Pollie said we are going to change this.

Pollie said we need to find out about changing our assessment fees. Mike suggested we need to give residents the opportunity to vote on the increase. Judy is to ask Jessica with Unit #2 if it is legal to increase the assessments. Judy said we can go to our Attorney. There were several suggestions about when and how to get this information to the residents without scarring the residents. Mike asked who is calling Garcia and Garcia? Carolyn said she would call them to find out when they can come out and how much they will charge.

Pollie said residence needs to understand our situation and why we are thinking about the increase in assessments.

Clay said we need to get a carpenter out to fix a pulley system on the roof hatch to open it when we need to. Clay wants it fixed right. It’s always putting a bandage on everything.

Judy brought the Board’s attention to a motion on the floor. Tim wanted an explanation about the Hydro Vac system. And it was explained how it works.

Pollie talked about the Trunk or Treat that she wants to do as far as the time of day to do it and a day. Friday October 25th. Judy also told the Board about the K&W train pumpkin runs. We need to find the time. Clay wanted to know where to set up.

Clay suggested we do just the basics this year for the Trunk or Treat and not do hot dogs, just the candy. Clay suggested a summer BBQ with games.

Judy to put on the bulletin board about the next meeting. Judy also sent to Mike to put on the website when our complex was incorporated.

At the corner by the Moser’s place is a big hole that needs to be fixed. Hard to get out on the road for the vegetation growth.

Pollie closed the meeting at 11:45.

Judy Mangrum

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Secretary/Treasurer