

**Oregon Shores Beach Club, Inc., Unit 1**  
**Monthly Board Meeting Minutes**  
**Chiloquin Community Center**  
**Date: February 11, 2026**

The meeting was opened by Chairman Mike Gottlieb the at 10:03 AM.

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

Mike asked for approval of the agenda. Bill Springer made a motion and Tim McDermott seconded the motion and motion carried.

Reports:

1. Secretary/Treasurer Judy made an announcement that the HOA was making the final payment on the tractor in February. \$419.19.

Quick Books will be renewed in February which will be high. Our CPA bill was high because of 1099's and taxes reports, as well as Judy had some things to go over with him. Judy also explained about the credit card bill was paid because of due date.

Judy also proceeded to show the monthly ending balances in the bank at the time of the meeting.

Mike brought up the fact we still have people in arrears. Which is a lot yet. Mike asked if we could approve the reports from Judy. Bill made the motion and Carolyn seconded.

2. Water report: Judy gave the Board what she knew from Bob Easter about the water. Bob and water crew put a temporary cover over the roof of well #2. The crew will be putting a new seal on the hatch Wednesday afternoon. They are clearing some of the brush at Well #2 and replacing the breaker at well #2 with new one.

Well #3 was primary online for a week and ran well. The hammering corrected for now runs well. We need 4 scissor jacks to replace wood wedges that the crew built for temporary support.

The crew will need to repack the main drain valve at well #3 soon. New packing and seals on valve need replaced.

Crew still working on measuring to rebuild sand traps at well #2, they have most of the items they need to do the job.

In time we're going need to rebuild sand traps at well #3.

We are using approximately 10,000 gallons of water a day. They de Waterlogged tanks at well #2 and well #3 as well as airing up #3.

Bob is putting together a priority list for the Board of what needs to be done and an approximate cost.

Judy had to call water crew for a water break and didn't have a phone number for the owner of the property. Judy suggested we get phone numbers for all homeowners. Also, Judy suggested we get signs for homeowners to put up where emergency shut off to the home in case of emergencies like this in the future.

3. Equipment: Tractor paid in full. Bud was grading the roads from a report given.
4. Roads: Mike said we need to do something about the roads. Mike said we might be getting some weather. The hard packing is good but is there some way he can address just the potholes. Tim said road maintenance is done twice a year in spring and fall. Tim said there are no standards for road maintenance. Bill said you don't plow the dirt. Bill said I have to call all Board members before Bud works on the roads. Tim said we have to set dates on when the roads will be worked on.

Mike said we have a date when to work on the roads. No more road grading until Spring. The Board will say when the roads can be worked on.

Tim said we need to put that dust off when we do the roads. We are still waiting for the price on the dust off.

5. Marina: Judy received two price quotes for the tree to be removed at the Marina. There was a discussion about it. Carolyn thinks that \$6,000 to have a tree removed is not as important as the wells. We need the wells taken care of first.

Mike said we need someone that is licensed and certified to do the work.

Bill and Carolyn just want the limb removed from the roof of the Marina. We need to put the removal of the tree off the agenda because the well is more important.

Tim suggested we do a limb a year. Carolyn wants to call insurance company to see what they will cover in case the tree comes down. Mike asked if there is someone in our complex that will cut down the limb. Carolyn will call Randy to take limb down.

Bill said there are a lot of trees planted in our easements. They shouldn't plant them in the easements.

6. Building: None to report.
7. Old Business: Nuisance properties. Someone sent a copy of names and addresses of property owners that need to be notified of the various issues to report to Klamath County Code enforcement. We have no idea who sent the list to Bill Springer.
8. New Business: Mike said that the Board is going to have their terms up this coming Annual meeting and should be thinking about the names of people that might want to join the Board.
9. Public Input: Carolyn said we need a list of the priorities for the wells because we are going to be in a drought this year. Bill is worried about our water leaks. Bill said we need to get the water fund up to \$100,000. And get the junk properties cleaned up around here.

A motion to adjourn the meeting was made by Bill at 10:58 AM. The motion was seconded by Tim.

Next meeting: Wednesday April 11, 2026 @ 10:00AM

*Judy Mangrum*

Secretary/Treasurer