

Oregon Shores Beach Club, Inc., Unit 1
Monthly Board Meeting Minutes
Chiloquin Community Center
Date: January 14, 2026

The meeting was opened by Chairman Mike Gottlieb the at 10:05 AM.

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

Other attendees were: Rick Srasser, Melinda Merriman, Wally Merriman, Bob Easter and Patrick Rainwalker.

Mike asked for approval of the agenda. Tim McDermitt seconded the motion and motion carried.

Reports:

1. Secretary/Treasurer Judy explained about working with the CPA on working on tax reports and the 1099's. Judy explained the bills to the Board and the deposits. A special deposit from David Bradburn for the use of the Marina for the time he was parked there.

Judy also explained an increase in fees to the HOA for the locates that are necessary when a company comes in and digs for work on any lines. Also, an increase in QuickBooks.

Also, we received a new report to fill out for the County, called A Personal Property Tax Report.

Judy also asked for \$200.00 to replenish the cash box for reimbursements when someone brings a receipt. Mike asked for a motion. Tim questioned the motion. Judy explained to the Board what she uses the money for. ty Bill made a motion. Judy tried to explain to Tim how the petty cash account works. Carolyn seconded the motion.

Mike asked if everyone had a chance to look over the two months' minutes. Tim made a motion and Carolyn seconded and passed.

2. Water report: Bob Easter gave the report on the wells since Matt was not present. Bob explained the breaker needed to be replaced and should be around \$300.00. Handle on the breaker box is broken off. Erik has been helping a lot. Well house #3 is working good except for a hammer.

Eric cleared the road up to the well house #3. Bob said the sand traps are wearing and need to be replaced which will run about \$1500.

Bob said he would like Erick to be on the Water Board since he helps so much. Bob explained he did talk to an electrician about the breaker box, and they wanted to just try a new breaker first. Electricians are very expensive since they will have to be one that has worked on a water system like ours. We are running 3 phase 70 amp system.

We are running well House 2 for now. Well house #3 running well. We are running heaters in the well houses to keep from freezing.

Bob said keeping maintenance up to keep from major repairs is important. It will cost \$5200 for all sand traps to be replaced.

3. Equipment: No information on the equipment. Bud has been working on the grader a little more. Judy just got the code to unlock the Ford truck from Bud Miller and will put it in the folder for future needs.
4. Roads: Nothing to report. Mike said we as a Board need to do something with the roads to show that we are doing something. We won't be able to do anything until spring.

Tim said the roads should be done in the spring and the fall. Wally Use dust off on the roads. It seemed to work well. Cost factor was talked about. Melinda Merryman was going to talk to Wally and get some information about the dust off.

5. Marina: Judy is to get quotes on the pine tree by Marina that is leaning towards the house. There is a limb down on the roof of the Marina.
6. Building: None to report.
7. Old Business: Mike filed a nuisance report on the property across from Donna Randall's place. Mike suggests we make several reports on the same nuisance reports. Mike said we need the list that was created to go by.

Melinda said she would help with the nuisance reports online to the County so we can clean some of these properties up. We need to make another list. Melinda will be making the list so we can make the nuisance reports.

8. New Business: Judy said we have a new bill for the meeting room to pay. Wally wanted to know about the junk left at the well house. Is there anything in the works to take care of it.

9. Public Input: Rick was concerned about the hammering with the well system that is going on. Bob said it is in the well head. Rick concern was damage to the residents' homes.

Rick is also concerned that we are putting band aides on things instead of just fixing the problems.

Melinda will do some grants to help out the HOA on projects.

Rick also suggested we contact the various companies that come here and do damage to our roads and make them repair or pay for repairs.

Wally suggested we call our insurance company for repairs on the wells. Mike suggest we look over our insurance company coverage.

A motion to adjourn the meeting was made by Bill at 11:25 AM. The motion was seconded by Carolyn.

Next meeting: Wednesday January 14, 2026 @ 10:00AM

Judy Mangrum

Secretary/Treasurer