

**Oregon Shores Beach Club, Inc., Unit 1**  
**Monthly Board Meeting Minutes**  
**Chiloquin Community Center**  
**Date: April 8, 2026**

The meeting was opened by Chairman Mike Gottlieb the at 10:04 AM.

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

It was decided, because Bob Easter had to leave for an appointment, to let Bob give his water report before the planned agenda for the meeting.

Reports:

1. Water Report: Bob gave the Board his report on the water. He told the Board about the necessary things that need to be done on the wells for the near future. Bob said we need the headers done on Well #2 and Well#3 needs headers and sand traps done. He will be scheduling with the water crew when this will be done. Bob made a list of things to be done as soon as possible then a list of 1-year, 2-year, 3-year and 5-year plans.

There needs to be better lighting in Well house#2. Roof vents are needed in Well house #2. We also need scissor jacks instead of wood. We also need a soft start on Well house #2. We also need to gravel around the well houses. Drain valve on Well #3 needs new gaskets.

The wells are running well but it needs some repairs to keep the water leaks. Bill Stringer made a motion to approve getting the sand trap parts needed. There are only 3 people working on the wells currently, Eric, Randy and Bob Easter.

Bob talked about the meters we have never installed that are about \$1500 each. They need to be put in. They have to be installed by an electrician. Also, we need to replace the sheet rock in well houses 2 and #3.

Bob said he gave the Secretary a copy of the various plans to make copies to give to the Board members.

Carolyn asked if we needed another water crew person. Mike said there is a request for another water crew person to add on the website. Then there was discussion about the water issue on Kugler Way and requiring the residents to put a back flow device on the lines that don't have one for just this type of emergency.

Mike asked for a motion to approve Bob's request for repairs to the water system of \$10,000 that needs to be done immediately. Carolyn seconded the motion, and it passed.

2. Secretary/Treasurer: Judy went over the financial reports and explained everything to the Board. Nothing out of the ordinary except paying Randy Pecnick for the limb removal at the Marina.

Mike asked for a motion to approve the financials. Bill seconded the motion.

3. Equipment: Tractor I paid in full. Pick up is parked at Bud's. No other news about the equipment.
4. Roads: Mike wants to do something with the roads. Mike wants to do something on the roads for the residents. Wally said the spray is very expensive. The spray needs to be done at least 2 times a year for it to really start to work. The speed on our roads is a problem. We also need a load of gravel at the well houses. Mike said we might bring this road thing up at the Annual meeting.
5. Marina: The limb was removed off the Marina. Spring we should review the tree issue there.
6. Building: None to report. Judy asked about the increase of hooking up to our water system, is \$500. We might talk about increasing it more.
7. Old Business: List of properties for nuisances to report, Carolyn said seems to be correct. Carolyn, suggest we do them all at one time. Mike will check out each property on the list before doing the forms.
8. New Business: Mike said he received a communication letter. Mike said he thinks it's time for Oregon Shores to do a letter as well.
9. Public Input: Wally wanted to make a comment about the letters we thinking about sending out. The people might not know there are not doing anything wrong.

Judy asked about the \$25 charge will be charged again this year. So, it will continue along with the extra \$100.00. Carolyn said we need the money. We also names for new Board members to vote on in June.

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

Next meeting: Wednesday May 13, 2026 @ 11:11AM

*Judy Mangrum*

Secretary/Treasurer