

Oregon Shores Beach Club, Inc., Unit 1
Monthly Board Meeting Minutes
Chiloquin Community Center
Date: May 13, 2026

The meeting was opened by Chairman Mike Gottlieb the at 10:00 AM.

Additional Board members present were Judy Mangrum, Secretary/Treasurer, Bill Springer, Tim McDermott. Absent was Matt Nelson. Additional members present were Donna Randall, Dave Randall, and Wally.

Mike approved the agenda, and Tim McDermott made a motion to approve the report by the Board and Tim seconded.

Reports:

1. Secretary/Treasurer: Judy went over the financial reports and explained everything to the meeting. Judy explained why some bills were not paid to leave enough in the account to pay for some that might come in that needed to be handled. She will be paid when the money comes into account.

We received a bill from VF Law and are not sure what it is for but will call and find out.

Mike asked for a motion to approve the financials. Bill made the motion, and Tim seconded the motion and the financials were approved. Mike asked for approval of the minutes from the last meeting.

2. Water Report: Bob Easter was unable to attend the meeting, but he sent Judy an email to tell the Board the report. Waiting for sand traps and the lights are working good in the well house. The use of water is going up already. Using 60,000 gallons of water a day.
3. Equipment: Mike asked about any information on the equipment. Hydraulic fluid was ordered and installed in the grader to keep the parts lubricated.
4. Roads: None to report. This problem will be brought up at the Annual meeting. Will still pursuing the spraying for dust on the roads.
5. Marina: Judy and Bud mowed the lawns at the marina for the first time. The water has not been turned on at the Marina or the dock put back in the marina yet.

Mike asked if anyone called about using the marina and Judy said a property owner wanted to live there while their house was being built.

6. Building: New construction is going on Shore View across from Dave Randall. Mike asked if there was a problem with the construction. Dave didn't think there was a problem.
7. Old Business: Mike said the forms for properties that need to be looked at for code enforcement have been turned in for a total of seven. Mike asked for a copy of the letter Judy has on the computer for problem properties.
8. New Business: Mike said we need something about who would like to be on the Board so we can vote in June at the Annual Meeting. Proxy letters need to be sent out.
9. Public Input: Wally asked when the trash will be picked up in front of the well house across from him.

Dave Randall checked in to dissolve the HOA.

Donna Randall wanted to put in that Don Randall can do the road work.

A motion to adjourn the meeting was made by Bill at 10:39 AM. The motion was seconded by all.

Next meeting: Wednesday July 10, 2026 @ 10:00AM

Judy Mangrum

Secretary/Treasurer