

Reserve at Gearhart HOA
Board of Directors Meeting
April 1, 2026

Minutes

Attendance: Board Members Mark Beaudry, Kathy Hale, Marty McCullough
Members: Michael Meek

1. Approval of Minutes, Board Meeting, March 20, 2026
Minutes were approved unanimously
2. Unfinished Business:
 - a. Approve ABI Insurance Quote for 2026
Motion: Approve revised ABI insurance quote for a total expense of \$10,780. Crime coverage was increased as recommended. Approved unanimously.
 - b. Schwindt Annual Financial Report
Motion: Approve final draft of the annual financial review by Schwindt
Approved unanimously.
 - c. Signature Revenue Ruling 70-604
Revenue Ruling was approved by vote at the Annual Meeting held on March 27, 2026. A signed document will be sent to Schwindt.
 - d. Signature Collections Resolution
 - e. Signature Finance Policy
A revised policy based on initial review at the March 20, 2026 Board meeting was signed. It includes provision for investment in treasury notes.
3. New Business:
 - a. Confirm Board Positions 2026
Board officers were determined collaboratively. Officers remain the same: Mark Beaudry, President; Kathy Hale, Vice President; Marty McCullough, Secretary- Treasurer.
 - b. Approve Volunteer List for 2026
The attached list of volunteers for the Association was approved by the Board for purposes of worker's compensation insurance coverage.
 - c. Bylaws and CC&Rs Review
 - i. The Board agreed that VF Law should be consulted for Direction and an estimate of expense for revision of the CCRs and Bylaws.

ii. A menu item will be added to the website as a means of communicating progress on the review/revision progress. Respectful member comment may be summarized on the site for others to view.

4. Compliance Violation: None

5. Adjournment

2026 Volunteer List

Name	Phone #	Lot #	Interest	Email
Molly Oliver	503-314-7318	2	Architecual Committee	mollymoliver@gmail.com
Scott Oliver	503-351-8056	2	Facilities	j.scott.oliver380@gmail.com
Vern Roach	425-318-0464	4	Facilities	vernroach54@yahoo.com
Denise Roach	425-318-0463	4	Facilities	deniseroach81@msn.com
Kathy Warnert	406-539-1594	8	Undefined	kathywarnert@yahoo.com
Michael Meek	602-686-7247	25	Landscape/Facilities	mike@michaelmeekcpa.com
Spiro Papadimos	503-680-7698	30	As needed	spiro.papadimos@gmail.com
Bill Fanning	928-254-1397	52	Gardening	billfanning73@gmail.com
Sherrie Moen	253-833-9262	54	Gardening	sherriemoen@yahoo.com
Chris Woolsey	425-681-7870	63	Undefined	woolzees@aol.com
Jack Woolsey	503-739-7369	63	Facilities	woolzees@aol.com
Steven Kaufman	650-868-0847	61	Undefined	sleonk@gmail.com
Valerie Olson	503-789-4239	70	Undefined	val.olson@outlook.com
John Bozich		74	Undefined	bozichjoh@aol.com
Kim Bozich		74	Undefined	bozichjoh@aol.com
Theresa Beaudry	503-880-9387	76	As needed	57quilter@gmail.com
Mark Beaudry	971-563-1486	76	Facilities	1952.mb@gmail.com
Marilyn (Lyn) Cohn	602-725-6170	81	Undefined	camelback5000@gmail.com
Jane Blickenstaff	360-690-5954	86	Gardening	jblick00@gmail.com
John Blickenstaff	503-717-5035	86	Undefined	jblick44@gmail.com
Dave Clawson	402-980-8859	90	Facilities	daciiclaw@aol.com
Patty Clawson	402-235-3758	90	Facilities	pkcclaw@aol.com
Don Wallace	503-504-2578	91	Chair Facilities	woodcook@hevanet.com
Dona Wallace	503-504-4229	91	Facilities	
Marty McCullough	503-740-3649	101	As needed	mcmarty10@gmail.com
John McCullough	503-740-3649	101	As needed	mcmarty10@gmail.com
Kathy Hale	503-913-1597	105	Chair ALRC	jjkhale@frontier.com
John Curtin	503-720-9220	119	Light Work	johnpcurtin54@gmail.com
Jenny Helms	503-830-3431	120	Gardening	jihelms@outlook.com
Marek Bijan	503-703-7318	126	Gardening	marekbijan@centurylink.net
Ken Olenslager	503-680-3972	127	Facilities	ken.olenslager@frontier.com
Marcia Olenslager	503-320-0283	127	Gardening	marcia.olenslager@gmail.com