

Griffin Oaks Neighborhood Common and Open Space Maintenance Association (GOMA)

P.O. Box 5345, Central Point, OR 97502

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Email: board@griffinoaks.org

Minutes from April 19th, 2016, Meeting

Board Members:

Taneea Browning – President

Dave Linthurst- Legal Counsel

Pam Olsen - Treasurer

Matthew White - Webmaster

Cathy Richardson – Secretary –excused

Herb Farber - Member

Charles Stamps – Landscape Committee

General Members Present at Meeting: Dan Morley, Tanua Morley, Ione Stamp; Scott Mangold, Lori Mangold, Jerry LaFountain, Janet LaFountain, Brande Brown, and Dennis Richardson.

1. Previous minutes reviewed: Minutes from previous meeting were reviewed and accepted without objection.

2. Treasurer’s Report: Reviewed Status of Dues: 44 HOA property owners have not yet paid the quarterly dues; late fees accrue starting 30 days after the due date. Treasurer’s report accepted.

Since there is more than \$25,000 in the checking account, Treasurer suggested \$5,000 be transferred to the HOA Money Market Fund to enhance the savings account for future HOA contingencies.

3. Landscape Report: Problem with some trees on Haskell and Blue Moon (which are the responsibility of HOA), Jose will be doing the extra work needed.

Discussion regarding dirt being spread behind corner and one other home on eastside of Valley Oak Blvd. on common area between homeowner’s back property line and creek (land is owned by Twin Creeks and subject to conservation easement). It was determined that the issue is not subject to the HOA jurisdiction. Landowners with questions will be referred to Twin Creeks.

Discussion about the 2006 City agreement with HOA for City to pay for the water meter on certain property, so long as the HOA assumed responsibility for landscaping on Taylor Road. Recently, without knowledge of the 2006 agreement, representatives of the City of C.P. discovered that this water meter was not being charged to the HOA and attempted to bill for all back water costs. Herb Farber had the documentation confirming the agreement, so City withdrew its claim and restored water service to the water meter. The matter will be reviewed at a later date.

Bids are being sought for bark mulch and large rocks to be installed onto HOA common areas; the large rocks will be strategically placed to protect sprinklers on Haskell that are being

regularly broken in common areas near the park. Board by motion authorized Chuck Stamps to spend up to \$3,000 for landscaping and maintenance expenses along Haskell and Blue Moon.

4. Old Business: Budget was reviewed and discussed. Board unanimously approved the HOA Budget for 2016.

Railroad crossing update by Herb Farber. The official date to start work on the crossing is set now for May 17, 2017. ODOT has responsibility for the construction.

5. New Business: City of Central Point has hired a new landscaper to maintain the park. (No longer Jose.)

Matthew White brought up the need for updated Board and HOA information that should be placed on the HOA Webpage. Matthew White will be overseeing the design of the new HOA website—coming soon.

Next HOA Board Meeting set for July 19, 2016, 6:00 p.m. at Twin Creeks Retirement Center.

6. Member Complaints: Brande Brown complained last year of a children's play structure assembled and placed by a neighbor in the line of sight of Ms. Brown's contiguous property. The neighbor moved it to a less obtrusive location out of Ms. Brown's view. Now she is unhappy because the neighbor has assembled a trampoline in Ms. Brown's line of sight. She would like it removed, but if not, then she suggests the neighbors could move it to an area near the play structure. She could also consider installing lattice as a barrier, but she prefers not to do that. The Board discussed the issue and questioned whether a trampoline is even subject to the HOA Design Review Committee. Pres. Tanea Brown suggested the Design Review Committee go and discuss the situation with the owner of the trampoline and see if the matter can be worked out. If not, Ms. Brown may need to accept the reality that adjacent property owners have rights too.

7. Member Comments - Jerry LaFountain asked about solar panels on homes in the HOA. He is considering having solar panels installed on his Blue Moon home's S.W. facing roof. Herb Farber informed the meeting that from the outset of the Twin Creeks project being solar friendly has been part of the project's development.

Ione Stamp mentioned that some buyers do not understand the HOA Covenants and Conditions until after they purchase their homes and then do not want to abide by them. Matthew White agreed to place the restrictive covenants on the new HOA website.

8. Next Board Meeting: Tuesday, July 19th at 6:00 pm at Twin Creeks Retirement Center.

Minutes taken by Dennis Richardson (Substitute for Cathy Richardson, HOA Secretary, excused.)