

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

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**Minutes from November 14th, 2017**

**Board Members:**

Matthew White - President

Pam Olsen - Treasurer

Cathy Richardson - Secretary

Chuck Stamps – Landscape Committee

Taneea Browning - Member

Herb Farber - Member

**1. Opening:**

The Annual Meeting of the **Griffin Oaks Neighborhood Common and Open Space Maintenance Association (GOMA)** was called to order by Matthew White.

**2. Roll Call:**

Board Members Present: Matthew White, Pam Olsen, Cathy Richardson, Herb Farber and Chuck Stamps. Taneea Browning was absent.

General Members Present: Lori and Scott Mangold, Dan Morley, Iona Stamps, and Jim and Marilyn Huefner.

**3. Previous Minutes Reviewed:**

Minutes were reviewed and were accepted without objection. Herb made the motion and Pam seconded it.

**4. Board Election:**

On the Griffin Oaks Maintenance Association Ballot we had four candidates for the election of the following Board Members: Taneea Browning, Jim Huefner, Pam Olsen and Matthew White. All four were voted in without objection, and designation of officers will occur next Board Meeting.

Pam made a motion to destroy the ballots; Matthew seconded it, and it carried without objection.

**5. Treasurer's Report:**

Pam brought up the idea of transferring \$5,000 from checking account to emergency fund. Matthew made a motion to move this \$5000 and Chuck seconded it, and it carried without

objection. Pam has purchased new QuickBooks software and will enter info after holidays. Pam said one house is in arrears of \$2,000 and only two owe more than \$200.

Matthew made a motion to allow one day of tree maintenance from Rogue Tree Company at \$2500 next year; it was seconded by Cathy, and carried without objection.

We budgeted \$2,000 for irrigation problems. We expect more problems in the future, so we will need to budget for them.

It was stated that if we have to amend the budget, we can do this at our January meeting. We can also discuss at next meeting if we need to raise homeowner fees to keep everything green and working well.

## **6. Landscape Report:**

The Landscape Committee is collecting requests for proposal (RFP). Their concerns for hiring a landscaping company that will oversee tree maintenance, irrigation and landscaping. We have had five companies respond back.

Rogue Tree Company trimmed and thinned the trees in our Association. They did a good job and worked for two full days at \$2400 a day. They did safety pruning, high branches and trimmed anything over eight feet from sidewalk. Matthew said the company will work with us, so we just need to put a list together every year of the trees that need attention.

Jim Huefner asked if the Rogue Tree Company cuts tree roots. Matthew said they don't recommend it because of liability of weakening the tree, which could cause damage. It was suggested we document problem areas in case we have liability concerns. Matthew said he has been keeping all the records pertaining to the problems we have had in our neighborhood, including the emails with the City of Central Point.

It was recommended that we get an estimate of costs to fix problem sidewalks and then have a meeting with the ten homeowners with properties that adjoin those problem sidewalks. Herb will check with some concrete people he knows to see about cost for this project. He will let us know through email.

Water is turned off. The irrigation system had a broken sprinkler on Blue Moon Drive that was caused by a big rock. Apparently our neighborhood sprinkler system wasn't put in correctly. In new construction they are using better pipes for plumbing and sprinklers with sand on the bottom of the ditch to protect against rocks.

There were two sprinkler zones that didn't have enough pressure to water, and a water timer that didn't work. The Ground Guys Company was called to fix the problems and Matthew wasn't happy with the work they did, so he informed the company's owner accordingly. The

owner said that it wouldn't happen again and they would like to submit a bid for the landscaping job.

It was mentioned in the spring we should test the different sprinkler zones to see if they are working properly.

Herb commented we should budget to fix and put whole systems in like zone 1. We could get estimates on fixing this problem. Matthew motioned and Herb seconded that we need \$2500 in the budget to fix irrigation problems, and the motion carried without objection.

There are grass problem areas in our neighborhood, so the Landscape Committee requested landscapers to put seed and mulch in these areas.

We continue to have drainage issues, so we discussed that we need to remove the grass and put in French drains to solve this problem. We also have a lot of leaves this year, and fortunately we don't have acorns.

## **7. Next Board Meeting:**

January 23rd at 6:00 pm at Twin Creeks Retirement Center.

## **8. Adjournment:**

Matthew White adjourned the meeting without objection.