

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

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

Web: www.griffinoaks.org

Email: board@griffinoaks.org

Minutes from October 18th, 2016 Meeting

Board Members:

Taneea Browning – President

Pam Olsen - Treasurer

Cathy Richardson - Secretary

Chuck Stamps – Landscape Committee

Matthew White – Webmaster

Dave Linthurst- Legal Counsel

Herb Farber - Member

1. Opening:

Meeting was called to order by Taneea Browning.

2. Roll Call:

Board: Taneea Browning - present, Pam Olsen - present, Cathy Richardson – present, Charles Stamps – present, Matthew White – absent, Dave Linthorst – present, Herb Farber – present.

General Members: Scott and Lori Mangold, Dan and Tanua Morley, Iona Stamps, Jim Brown and Dennis Richardson.

3. Previous Minutes Reviewed:

Minutes from previous meeting were reviewed and accepted without objection. Matthew approved minutes and Herb seconded it.

4. Treasurer's Report:

As of October 18th there is \$25,451.31 in the Griffin Oaks money market account and \$15,666.17 in the checking account.

Pam said she moved \$5,000 to the money market account and mailed home owner information to four houses.

A glass door that was broken by landscaping was fixed and Pam sent a letter to a person who hasn't paid their dues in a while.

Pam will talk to Dave about 671 Silver Creek Drive that will be up for auction on November 29th to see if a lien could be put on this house.

(Changed from previous report) A lien has been put on 658 Oakley. The people that lived there owed \$2,500 in back dues. It has been paid.

Matthew approved the treasury report and Cathy seconded it.

5. Landscape Report:

Chuck gave his report and said that the city has removed a tree on 649 Oakley and left the stump. We need to replant in the spring, so the stump needs to be pulled out before then. Chuck is concerned because it could cost \$400 to remove the stump. Dennis Richardson mentioned he knew someone that could probably do it for less. He gave a name and number to Chuck.

Tanea is going to do a walk through the neighborhood with a city arborist to assess what trees are causing problems.

653 Silver Creek Drive – The owner doesn't like a messy oak tree that is by his sidewalk and he wants it removed. Chuck said it is not a safety issue so we can't do anything about it.

410 Oakley – The owner has one wood fence and one vinyl fence and wants to change it to all vinyl, but she also wants to extend it to the sidewalk. It was stated that she cannot do this because of the CC&R's. She also has a children's playhouse that she needs to get approved by the Design Committee. Matthew said he would talk to her.

527 Red Oak – The owner has a plum tree that needs to be removed. Chuck said it would be removed and replaced by a different tree.

6. Old Business:

There is an emergency google phone that was set up a while ago for home owners to use if there was a serious neighborhood problem. We don't need this phone anymore, so Herb moved to eliminate it and it was seconded by Matthew.

Since we have a new email it was discussed about getting rid of the old one. Tim Schemser manages this old one, so we can cancel through him. Tanea will look into it to see if we owe or have to pay any money.

Matthew needs to have from everyone any GOMA information so that he can have all electronic records in one place. Cathy needs to send the info she has to Matthew.

Request for any complaints will be handled differently. If anyone has a request they can go to the website and fill out form and the board will take care of it.

Some time ago we had complaints from some neighbors regarding a certain house being too noisy, as it was being rented on the weekends. The police talked to the owners and resolved the issue. Also, the problem with the neighbors has been resolved.

It was stated that home owners don't have to have a business license to rent out their home.

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In the CC&R's it states:

5.4(n) No owner may engage in any obnoxious or offensive activity anywhere upon the property which violates the right of any other owner or resident to his or her right of quiet enjoyment of property.

7. New Business:

Regarding the budget, we haven't had a set percentage for contingency. The tree committee needs to come up with a list of high priority problems. The city owns all the trees on the sidewalk strip to maintain character of our neighborhood. We have to have their approval to cut them down. We also need to work up an ongoing maintenance. There are questions with the city on who owns what and will be resolved in January. Chuck has dealt with the trees on North Haskell, but they need maintenance. He needs to budget \$3,000 for tree maintenance. He will discuss this with the tree committee.

A meeting was set with the City regarding the meter on Taylor for Friday, Oct. 21st with Herb, Tanea and Matt Samitore (City).

Once a year elections are held for board members. The ballots were passed around so we could vote. The general members in the audience were asked if anyone wanted to include their name on the ballot. No one from the floor announced that they wanted to be on the board. Ballots were counted and the board was elected unanimously as is. The officers will remain the same for another year.

It was stated that if a board member no longer wanted to be a member they just needed to send a letter of resignation.

We need volunteers to be on the Design Review Committee. Matthew White volunteered to be on this committee. It was stated that an announcement asking for more volunteers for this committee should be in the next newsletter.

Just for information the Assisted Living Center bought property near the storage area on North Haskell to build apartments.

10. Next Board Meeting:

Tuesday, January 24th 2017 at 6:00 pm at Twin Creeks Retirement Center.

Also, Pam needs help with stuffing envelopes on December 29th at 6 pm.

11. Adjournment:

Adjournment was moved by Pam and seconded by Tanea.