

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

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

Web: [www.griffinoaks.org](http://www.griffinoaks.org)

Email: [board@griffinoaks.org](mailto:board@griffinoaks.org)

**Minutes from July 19th, 2016**

**Board Members:**

Taneea Browning– President

Pam Olsen – Treasurer

Cathy Richardson – Secretary

Charles Stamps – Landscape Com.

Matthew White – Webmaster

Dave Linthorst- Legal Counsel

Herb Farber – Member

**1. Opening:** Meeting was called to order by Taneea. Pam was excused because of prior commitment to the Boy Scouts.

**2. Roll Call:**

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

**General Members:** Scott and Lori Mangold, Bob Ralph. Dan and Tanua Morley, Nancy Schoeneberg, Jerry and Janet La Fountain and Iona Stamps.

**3. Previous minutes reviewed:** Minutes from previous meeting were reviewed and accepted without objection. Herb approved minutes and Taneea seconded it.

**4. Treasurer’s Report:** As of July 18<sup>th</sup>, 2016 there is \$25,448.76 in the Griffin Oaks money market account and \$22,650.61 in the checking account.

Discussion was held regarding those property owners who do not pay their quarterly dues. The following motion was made by Chuck Stamps and seconded by Cathy Richardson, and passed by the unanimous vote of Board members present:

It is moved that the Treasurer shall send collection letters to those property owners whose dues are in arrears, and if back dues are not brought current, a lien shall be placed on those properties in arrears, so that back dues will be brought current at the time of sale or refinancing.

**5. Landscape Report:** Chuck Stamps and committee have been working on a project to lower landscape maintenance in the Blue Moon area. They bought a truck load of boulders, because it was a better price than buying them singly and placed them around the area. They plan on selling the ones they didn’t use. Also, they are removing the old lavender plants and covering areas with bark.

Dan is working with Central Point to clear up discrepancies on who is responsible for certain neighborhood areas.

There is a grub and mole problem on city property. Chuck will request the City of Central Point to take care of it.

An arborist has identified trees that are a problem in our neighborhood. Tanea will walk with this arborist to assess what needs to be done to correct the problem.

Chuck said the larger trees are doing more damage to sidewalks and streets and need to be removed. He believes the City of Central Point is willing to assist with the removal of these trees because Twin Creeks Subdivision was a testing ground for the trees.

The arborist looked at a tree on Oakley and said it was hazardous, and should come down. He also looked at a leaning pine tree growing over a garage on Jerry La Fountain's property.

A tree was cut down that was on city property.

**6. Old Business:** The Design Review Committee said that in our neighborhood there are still homes with siding problems and window failures. Also, many homes are being painted this summer.

**7. New Business:** The City of Central Point had summer help to assist with the parks.

Jerry La Fountain reported that he has an area with trees and plants that are not being watered.

Vacation Rentals: There have been numerous reports about a home in our neighborhood that is being used as an Air B&B. The neighbors are not happy about this because the renters are having very noisy parties late into the night. Tanea looked into other neighborhoods having vacation rentals and the following question was discussed: "Is having a vacation rental a business under the CC&R's?"

It was determined that since the problem is one of excessive noise, which violates city ordinances and is a criminal nuisance issue, the affected neighbors should call the police with their complaints about excessive late-night noise.

If, and only if, the police are unwilling or unable to resolve the late-night noise problem should GOMA become involved. In that event, Chuck proposed the following process for dealing with late-night noise disturbances in the neighborhood:

1. Explain to the owner that there have been multiple complaints by neighbors of excessive noise late at night.
2. If the owner fails to correct the noise nuisance, send the owner written notice of impending fine unless the necessary noise abatement occurs.
3. If further complaints of excessive noise are received, assess the fine.

Even though the first course of action for noise abatement is for the affected neighbors to file a complaint with the police, Dave Linthorst and Tanea volunteered to talk to the owner.

**8. Member Complaints:** There are nine different homes with yards that don't mow and take care of their lawns. It was decided that we can't force people to keep up their yard, but we can: 1. Talk to them; 2. Send them a letter explaining the violation of CC&R's; and 3. Fine them.

**9. Member Comments:** There has been a two-week rash of vandalism in our neighborhood. They have spray painted car windows, egged houses and rang doorbells after 11:00 p.m. The police are aware of the problem and are investigating.

**10. Next Board Meeting:** The following time was set for the next GOMA Board Meeting: Tuesday, October 18th at 6:00 pm at Twin Creeks Retirement Center.

**11. Adjournment:** Adjournment was moved by Cathy Richardson, seconded by Chuck Stamps and passed unanimously.

Minutes were prepared by Cathy Richardson, GOMA Secretary