

**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 -- January 24th, 2017 GOMA Board Meeting**

**Board Members:**

Taneea Browning – President

Pam Olsen - Treasurer

Cathy Richardson - Secretary

Charles Stamps – Landscape Committee

Matthew White – Webmaster

Dave Linthorst- Legal Counsel

Herb Farber - Member

**1. Opening:**

Meeting was called to order by Taneea Browning.

**2. Roll Call:**

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

General Members Present: Jerry and Janet La Fountain, Dan and Tanua Morley, Bob Vogel and Fred Alexander.

**3. 2017 GOMA Officers:**

By unanimous vote the following were elected by the GOMA Board as officers for 2017: Matthew White, President; Pam Olsen, Treasurer; Cathy Richardson, Secretary.

**4. Previous Minutes Reviewed:**

Minutes from previous meeting were reviewed and accepted without objection. Matthew White so moved and Taneea Browning seconded the motion.

Treasurer Pam Olsen corrected information from the October 18, 2016 minutes during the Treasurer Report. It was about adding 658 Oakley house and has since been updated.

**5. Treasurer's Report:**

October 1, 2016 - January 23, 2017

Total income: \$29,410. Total expenses: \$8,817.06.

Pam requested money to buy stamps for mailing billings to homeowners. Expenditure was moved by Herb and seconded by Taneea. Motion passed without objection.

Herb suggested to continue putting extra money in the Money Market to provide for anticipated increase in landscaping expenses. Approved without objection.

## **6. Landscape Report**

Discussion next focused on Matthew White and Dan Morley's identification of the following neighborhood concerns:

### **Trees:**

- 639 Oakley – Tree removal denied by city
- 427 Oakley – Tree removal denied by city
- When evaluating tree removal, the city considers the following criteria: (1) risk, (2) site specifics (3) targets if the tree fell (4) type of tree (5) issues common with the species.

### **Discussion:**

- What to do with trees next to water meters, power lines, and other infrastructure.
- City will decide to approve or deny removal of trees in the right-of-way. Damage to sidewalks does not necessarily constitute approval to remove a tree.
- These are evaluated on a case-by-case basis.
- What on-going maintenance is required annually?

### **Further Discussion:**

- When the tip of a branch is cut off it causes the water sprouts to grow that we are seeing in many trees. Proper pruning is to cut at the joint.
- Limbs on the trees do not become higher off the ground over time, so low limbs need to be pruned over time. The city is on a 5-year cycle of looking at tree pruning.

### **Action items:**

- City recommends that GOMA have an arborist bid our area for annual tree pruning maintenance.
- Matt will request from the city the official criteria and place tree removal / evaluation information on GOMA website.

## **Sidewalks:**

Discussion next focused on tree roots lifting sidewalks and solutions to prevent the problem.

- Early prevention is an option via root pruning that must be done by a certified arborist.
- Sidewalks that are raised, etc. due to tree roots can be remedied by (1) removing the sidewalk section (2) root pruning by certified arborist (3) install a root barrier (4) re-pour the sidewalk pad. This is the responsibility of the home-owner.
- Safety issues can be reported to the city, who will then follow-up with home-owners.

### **Action items:**

- Matt will place on GOMA website information on solutions for tree root sidewalk lifting.

## **Insects:**

Discussion next focused on options for Aphid prevention that are allowed by the city for homeowners to use in Central Point (i.e. Systemic insecticides, etc.).

- Home-owner may inject trees with insecticide. GOMA was informed by the city arborist that this does not cause harm to the bees because our trees have yellow-jackets rather than swarming bees.
- Spraying the tree is also an option for the home-owner.

### **Action items:**

- Matt White will draft an informational sheet for the newsletter discussing (1.) oak trees, aphids, and acorns; (2.) the problem varies by year, months, etc. and (3.) explaining the responsibilities of the homeowner for acorns.
- GOMA will not specifically recommend or endorse tree injection or spraying with insecticides, and leave each home owner to their own assessment and decisions.

## **Additional Discussion:**

1. A new contract with Jose is needed. Since a digital copy of the current contract cannot be found, Dan and Tanua Morley retyped the contract after a landscape committee meeting.
2. An increase to the landscaping budget is needed. Costs have increased and if we want to keep J&M Landscaping a larger landscaping budget will be required. It was suggested that a 5% increase should be approved in the landscaping budget. A motion was made by Matthew and seconded by Herb that they will review the proposed increase of the landscaping budget with J&M

Landscaping and return with a recommendation at the April GOMA Board meeting. Motion carried without objection.

3. Discussion next focused on additional provisions to be included in new contract with J&M Landscaping. Pam suggested sweeping acorns and it was mentioned checking sprinklers. Matthew said he would add these concerns to contract discussions with Jose. Notwithstanding the previous motion a new motion was made by Matthew and seconded by Pam to approve a contract with Jose for a \$3,000 month landscaping contract, including acorn removal, subject to acceptance by J&M Landscaping.

**Note:** J&M Landscaping only performs the neighborhood maintenance required in the contract. Additional work requires discussions with Jose and obtaining from him a bid to do it, and approving that bid.

Discussion next turned to concerns about water not draining properly. A suggestion was given to install a French Drain. Matthew will discuss the drainage problem with J&M Landscaping and get a bid to fix the problem.

**Action Item:**

Matthew will discuss the above issues with J&M Landscaping and negotiate the new contract.

*[Addendum: February 4, 2017, having gained a majority vote from the GOMA Board, entered a two-year landscaping contract with Jose at a cost of \$3,500 per month. (Tanee Brown, Matthew White, Cathy Richardson, and Chuck Stamp confirmed approval by email)]*

*[Addendum: February 15, 2017, GOMA entered a one-year landscaping contract with J&M Landscaping at a cost of \$3500 per month.]*

**6. Old Business:**

Sidewalks are the responsibility of the homeowner. The city assumes no responsibility, per the arborist, for sidewalk damage caused by trees and will evaluate tree removal on a case-by-case basis.

**7. New Business:**

Design committee wants to have homeowners give them a written time line when they will fix a problem. It is usually a landscaping issue. The committee wants the houses on Silver Creek and Black Oak to give a written plan for improvement of their property within 30 days.

**Action Item:**

Matthew will write a letter to both owners.

## **8. Next Board Meeting:**

Monday, April 17<sup>th</sup>, 2017 at 6:00 pm at Twin Creeks Retirement Center.

### **Action Items:**

Pam needs help with stuffing envelopes on March 28<sup>th</sup> at 7 p.m.

## **9. Adjournment:**

Adjournment was moved by Matthew and seconded by Tanea.