

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

Complaints Received – 7/18 Board Meeting

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|------------------|---|
| 766 Griffin Oaks | Dead grass / weeds (Front & Back), Painting needed – whole house (primer exposed), Boards and various debris around back parking area |
| 659 Oakley | Boat trailer parked in side yard, Front lawn needs maintenance |
| 418 Oakley | Dead grass / weed, Painting needed on trim and porch poles |
| 425 Valley Oak | Unapproved Trampoline in back yard (visible to street and many neighbors), Unapproved front yard turned into raised gardens with green house and tall poles, Car & Truck parked in rear garden beds off of the driveway, Tall weeds in back by driveway, Hoses, Wheel Barrows, Boards, Table Umbrellas, and other debris around the back parking area |
| 475 Valley Oak | Boat trailer parked, Utility trailer parked |
| 522 Griffin Oaks | Dead grass / weeds (Front and Back), Bikes, other debris on porches |
| 518 Black Oak | Painting needed - whole house (primer exposed) |

Minutes from April 21st, 2017

Board Members:

Matthew White - President

Pam Olsen - Treasurer

Cathy Richardson - Secretary

Chuck Stamps – Landscape Committee

Dave Linthorst- Legal Counsel

Tanea Browning - Member

Herb Farber - Member

1. Opening:

Meeting was called to order by Matthew White at 6:00 p.m.

2. Roll Call:

Board members present: Matthew White, Pam Olsen, Cathy Richardson, Tanea Browning and Chuck Stamps. Herb Farber and Dave Linthorst were absent.

General Members Present: Anna Hinkle, Susan Gressett, Iona Stamps, Dan and Tanua Morley and Dennis Richardson.

3. Previous Minutes Reviewed: (Cathy Richardson)

Minutes from previous meeting were reviewed and accepted without objection. Tanea Browning so moved and Pam Olsen seconded the motion.

Welcome letter updated and posted on the website, which included the removal of the rental lot information.

4. Treasurer's Report: (Pam Olsen)

January 1st, 2017 to April 17th 2017

Total Income: \$15,110.00. Total expenses: \$15,001.71

Pam requested money to upgrade QuickBooks software from 2009 to 2017. It was approved and Pam will take care of it.

671 Silver Creek Drive is a foreclosure with back dues owing. Board approved \$1,000 plus dues to be paid. They have paid back all past dues except \$50. It was requested and approved to remove the lien and forgive the \$50. This was moved by Matthew and seconded by Tanea.

Chuck Stamps bought trees at Shooting Star Nursery for landscaping in the neighborhood and was reimbursed. There is \$3,000 left in the budget for the landscape fund.

5. Landscape Committee Report (Chuck Stamps, Matthew White and Dan Morley)

The J&M contract for the landscaping of the neighborhood was updated and signed. Matthew met with the City of Central Point to see what GOMA is responsible for as far as maintenance and water meters. We have an updated 10 year agreement with the city.

Chuck said in a certain area in Blue Moon he didn't plant additional trees, but just used mulch. He said everything has been replanted or cleaned up and all tree issues are up to date.

As a side line it was mentioned that a tree can be removed only if there is a safety issue.

The drainage issue still needs to be addressed. J&M Landscaping is to recommend a solution.

In parts of GOMA there are homes with sidewalks that are lower than the common grass strips between sidewalks and street curbs. This problem results in pools of water forming on the

sidewalks when the common strips are irrigated. This problem is avoided in the newer additions to Twin Creeks, because the contractors understand about the drainage problem that we have, so they have put in their plans a drainage system that alleviates this issue.

Chuck said that he has not contacted an Arborist to help with the tree maintenance planning that we need to do in the future. He is waiting because it is expensive.

We have multiple properties with lawns not being maintained to neighborhood standards. It was decided that a letter should be sent and if that does not work then a fee will be assessed. It will be complaint driven so we are not going around the streets checking on our neighbors. Matthew will add this explanation of this procedure to the GOMA website.

6. Technology Updates (Matthew White)

Matthew stated that a home and property modification form is on the website.

Tree service and removal request form is on the website.

Matthew asked if we could gather property owners' contact information and send billings by email to the homeowners who reply. Tanea stated that it had been attempted before, but ended up being too difficult to keep the information current, so the attempt was terminated.

Matthew asked if he could do a FundMe link on the website to help Matthew Vranes with contributions for the 4th of July annual fireworks show. Cathy stated that Matthew Vranes already had an electronic contribution link, so she will get that information and give it to Matthew White so he can put it on our website.

7. Design Review Committee (Chuck Stamps and Matthew White)

A rental property on Silver Creek replanted their lawn with sod.

The house with a pool installation will repair damage to lawn closer to completion of project.

At 770 Valley Oak Blvd. the mother-in-law cottage was approved.

At 634 Griffin Oak the 4 foot fence and deck were approved.

Regarding the complaint received by the Board about portable basketball hoops. It was decided that Units 1 and 2 would have the same CC&R enforcement as Unit 3. The rule on movable basketball hoops for Units 1,2 and 3 is as follows: "temporary or portable basketball poles shall be lowered and placed behind a fence when not in use." After much discussion it was decided that the neighbor who has a portable basketball hoop will be able to use it, but will be required to put it behind their fence when it is not being used.

There was a motion for this by Matthew and seconded by Pam, which passed unanimously.

8. Member Open Forum:

Members of the audience stated the following concerns:

1. Concerned about people with dogs who did not pick up after them.
2. Concerned about people walking in the neighborhood with their dog not on a leash.
3. Concerned for safety reasons about cars being driving too fast in the neighborhood.

9. Next Board Meeting:

Tuesday, July 18th at 6:00 pm at Twin Creeks Retirement Center.

Newsletter and Envelope Stuffing Party at Pam's house on Tuesday, June 27th at 6 pm.

10. Adjournment:

Without objection, Matthew White adjourned the meeting at approximately 7:30 p.m.

Minutes prepared by Cathy Richardson, GOMA Secretary.