

Griffin Oaks Neighborhood Common and Open Space Maintenance Association

PO Box 5345, Central Point, OR 97502, <http://www.griffinoaks.org>, board@griffinoaks.org

Executive Board Meeting Minutes, Tuesday, July 23, 2019, Twin Creeks Retirement Center

Call to Order: 6:00 pm Board members present: Jim Huefner-treasurer; Michelle Watson-Communications, Chuck Stamp-Landscaping, Cathy Richardson-newsletter, and Pam Olsen-secretary. General members in attendance included: Matt Epstein(Communication committee member), Marilyn Weaver, Iona Stamps, Marilyn Huefner and Dan Morley(Landscape committee member), Marilyn Dingler, Bruce Dingler, Ida Pruitt, Richard Pruitt, Kenneth Holmes, Jerry LaFountain, Janet LaFountain, Julie Freeman, Kit Flanagan-Clark, John McLaughlin, Pam McLaughlin, Bill Brown and Brande Brown.

Previous Minutes: A motion was made by Cathy Richardson to approve the minutes from the last meeting. Chuck Stamps seconded. Motion was approved.

Treasurer's Report: Jim submitted his treasurer's report. He also explained to members the highlights and reasonings behind the current budget. Motions to increase the late fees and provide members with a yearly dues discount were tabled until the annual meeting.

Landscaping:

1. Tree issues: 5 trees have been approved to be removed. 40 were on the list. We have about 258 street trees.
2. Plumbing: The committee was able to get landscape plumbers (Anderson Plumbing) out to work on major issues. This was difficult as low staff and busy time of year. Dan spent over 40 minutes cutting roots to replace one valve on a cracked pipe.

Communications Committee Report:

1. Email list of owners is currently at about 75%.
2. Michelle is considering starting an outlook group for owners.
3. The request was made to put the city tree removal form on the GOMA website. Tree removal requests must come from the homeowner and not the HOA.
4. A new and updated "Welcome to the Neighborhood" letter is available.

Design Review Committee:

1. Questions were brought up about the height of bushes and trees. CC&Rs need to be checked to clarify the issue and possibly put in the newsletter.

Board Positions/Vacancies:

1. There are currently 5 members on the board. Traditionally 7 positions have been filled.
2. Matt Epstein submitted a request to serve on the GOMA board. Board members approved his request to serve on the board until the general election in November. (Jim made the motion, Cathy seconded)
3. Kenneth Holmes requested during the meeting to also serve on the board. Board members approved his request to serve on the board until the general election in November. (Michelle made the motion, Jim seconded)

4. Cathy Richardson, Pam Olsen, Matt Epstein and Kenneth Holmes will be on the November Ballet mailed out in the October billing.

New Business:

1. A few board members met with Bret Moore to explore the possibility of a super HOA consisting of all the HOAs in the Twin Creeks Neighborhood. Most likely the super HOA would be run by a management company with members of each original HOA on the board. Benefits would include better landscaping contracts and less need for member involvement. Cons would include higher HOA fees.
2. A recommendation to form a Compliance Committee that would address homeowner violations and complaints to the board. Recommend table motion until next meeting. Kit Flannigan volunteered to be on the committee.
3. Recommend microphone for use in the new room at the Twin Creeks Retirement Center.

Member Comments:

1. There is a street light out on Griffin Oaks. The property owner needs to call the City Public Works Department to have the light fixed. Owner said she has called several times and it has been about 3 months since the first call. Recommend owner talk to the director of the department.
2. The sidewalk in front of the Holmes house has been spray painted to highlight the raised area from tree root damage. City has funds for fixing sidewalks. There is a form at city hall that can be filled out and submitted.
3. Concerns were expressed over the rental residents of 421 Silver Creek Drive. Pam Olsen will draft a letter and send it to the board for approval before being mailed to home owners regarding the violations.

Next Board Meeting will be Tuesday, November 5, 2019, at 6 pm.

Meeting adjourned at 7:31 pm.

Matt Epstein
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Kenneth Holmes