

GOMA Board Meeting Minutes

Tues, Jan 23, 2024 @ 6pm

- Present: Matt Epstein, Chuck Stamps, Pam Olsen, Ted Sander, Jim Brown, Ron Wright, Angela Keylock, Anne Langseth

Homeowners/Guests: Ricky & Susan McKibbin (*Homeowners*)

- Meeting Minutes – Ted, motion to approve, 2nd Pam Olsen, Minutes Approved

Treasurer's Report – Pam

- Year-end (2023) reporting impacted by Augusta Landscape expense for Nov. and Dec. which has not yet posted. Check will be issued this week.
- 2024 budget increased due to anticipated tree expense category covered by transferring \$2,500 funds from savings to balance budget. (shown in column "roll-over" in budget). Previous dues increases have been building up as a reserve. To date, reserve dollars have been parked in CD's. We need to determine amount we want to keep in reserve. Reduction of reserve can be used to balance the expense increase in the '2024 budget.
- Potential future major expenses might include repairs of irrigation piping under the street strips and removal and replacing trees whose roots have cracked pipes under the tree.
- HOA Dues late payment follow-up is being managed by Pam for the 3 homeowners who are over 2 quarters behind.
- Discussed implementing a 5% discount on dues payment a year in advance when dues are next raised.
- 2024 Budget of \$60,500 was approved.

Communication:

- Bio and picture for our website awaiting Pam.
- Ted recommended creation of a "fillable PDF" for the Home Modification Form to be submitted electronically. Matt will contact programming support.
- Facebook creation: Ted's wife volunteered to develop a GOMA Facebook page. Matt to discuss with her.

Landscape Report:

- Chuck: We're meeting with Augusta quarterly to discuss accomplishments and plans forward for next 90 days.
- Landscape maintenance in the back of homes on Blue Moon and Haskell is HOA responsibility (*via our contractor*) for mowing of grass, trimming bushes and shrubs. Chuck to pursue replacing missing shrubs behind Blue Moon properties.

Home Modification Report:

- A new owner on Griffin Oaks spoke to Ted about installing a shed. He was given a Home Modification Form to complete and submit.
- Ted advised due to aging, we will likely have roof replacements coming up on many homes in our HOA. Include info about possible roof replacements requiring a Home Modification Form in next newsletter.

Newsletter:

- We need to provide more relevant to our HOA info in the newsletter. Announce that quarterly Board Meetings are "***open to home owners***" in next newsletter, on the web page and in quarterly invoices.
- "Interim Electronic" Communication candidates: no street parking of Boats and Trailers.

New Biz:

- Pam recommended we need to re-work our **Fine and Procedure schedule**. Pam will email out **proposal for board review and comments back by March 1st**. Discussion to be at April 16th board meeting.
Example: We need to create a “*community standard*” that defines level of exterior property landscaping and more.
- Board agreed **the focus for this year** would be **improve communication to homeowners and tenants about complying with the CC&R’s**
- **Submission dates April Newsletter**
 - Articles due: 3/22, • To printer 3/26, • To Grainger – 3/27

Next meeting: Tuesday, April 16, 2024, at 6:00pm at Twin Creeks Conference Room

Meeting adjourned: 7:14 pm