

GOMA Board Meeting
Wednesday, November 14, 2023 @ 6pm

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

Meeting called to order at 6:03pm

Present: Matt Epstein, Chuck Stamps S, Pam Olsen, Ted Sander, Michelle Schwartz
Homeowners/Guests: Sue and Ron Wright, Erin Considine, Anne Langseth

Treasurer's Report – Pam

- To gain interest, Pam moved to transfer \$5k from checking to a CD. (account: *3475)
 - Ted, motion to approve, 2nd Michelle – approved by Board
- Pam would like to, upon term, roll over four other CDs to new CDs. (accounts: *1268, *7824, *9674, *3697)
 - Ted, motion to approve, 2nd Michelle – approved by Board
- Three owners are late on dues, two are late for the past two quarters. Pam will be sending letters.

Voting Results & Appointment of New Board Members

- Matt reported we had largest return of votes returned in history
- Pam was elected to continue to serve as Treasurer
- Ron Wright, Jim Brown, and Anne Langseth were also nominated
 - Pam motioned for the top two individuals with the most votes (Ron Wright & Jim Brown) be appointed to the board. Ann Langseth to the Design & Review Committee. Ted 2nd motion.
 - New Board members are appointed for two year terms, balancing out the balloting to avoid having too many renewals at one time.
- A request for one new board member to sign checks, as needed. Ron Wright was suggested and agreed and approved the board.
- Motion to destroy current ballots by Pam, 2nd Chuck Stamps

GOMA Website Updates – Michelle

- Welcome Trifold located on newsletter page
- Photos Needed for website – Pam, Ron, Jim, and Anne
- Bios needed for website – Ron, Jim, and Anne

Landscaping Update – Chuck

- Irrigation Update: Chuck went over irrigation map to board.
- Landscaping: Noticing some issues, Chuck is in contact with the landscaper and working with him to get some of these resolved.
- Tree Update: Tree on Blue Moon that is over 50ft tall that has leak springing out from a broken irrigation pipe. The tree and stump will need to be removed to repair the broken pipe. Matt will engage with the city on who will be responsible for what.
- Sidewalk ownership – homeowner is responsible for the sidewalks. If panels need to be replaced, the city may reimburse half of the cost.

- Weeds – Ted suggested our landscapers, or someone else, spray weeds in the springtime. Matt will talk to Augusta (landscaper) in their quarterly meeting.

Design & Review Committee Update – Ted

- Recent DRC submissions
 - House on Bluemoon: Peach tree removal, approved and removed by owner
 - House on Bluemoon: Exterior paint – approved
 - House on Red Oak: Exterior paint on garage and film on windows – approved
 - House on Silver Creek: Exterior paint and new roof – approved
 - House on Red Oak: New roof – approved
 - House on Silver Creek: Removing trees and shrubs (overgrown and dying) and new gate to match the fence – approved

Newsletter: Upcoming December letter

- Articles due – 12/22
- To printer – 12/26
- To Grainger – 12/27

New Business: Matt

- Updated board on slip of paper in last HOA newsletter to collect phone numbers and emails from homeowners. Wants to close the gap in communication with homeowners between quarters with updates and neighborhood, or board activities. (Text or email)
 - First update – new board and committee members
 - Chuck – reminders of CC&R's (yards, trailers, and more)
- Pam – Suggested we need to re-work our fine and procedure schedule (Pam & Matt)
 - Example: We need to create a defined level of landscaping, and more, to be voted on in our next meeting. Proposal will address compliance with the CC&R's.
- Black Oak Tree Removal – City has agreed to remove and replace the tree.

Homeowner Comments:

- Request for clarification regarding garbage cans. Board clarified cans should be on the street on trash day, then hidden after pick-up. (Behind fence or in garage)
- HOA tree branch removal: Board members will need to visit the location to determine who should remove the branches that are in question.

Next meeting: Tuesday, January 23, 2024, at 6:00pm

Meeting adjourned: 7:21pm