

Griffin Oaks Maintenance Association
Quarterly Meeting Minutes

January 21, 2026

Twin Creeks Conference Room
Twin Creeks Crossing Loop
Central Point, Oregon

Meeting called to order at 6:02 p.m. by Board President Ted Sander

Welcome Guests:

Susan & Rick McKibbin
Ed & Judy Sharp
Mervin & Louise Walter
Ron Wright
Dylan Ray
Sunshine Cerbone
Michelle Schwartz
Nancy Nabozny
Terri Nabozny

Committee Member:

Jennefer Sander

Board Members:

Ted Sander
Craig Langseth
Chuck Stamps
Pam Olsen
Sally Hellyer

November meeting minutes approved as presented.

Motion to approve by Pam Olsen, seconded by Craig Langseth

Treasurer's Report by Pam Olsen

1 bounced check last month

Reviewed and discussed the following:

Income Highlights
Expenses and Account Receivables YTD

Other Matters:

Deposit Accounts Activity Summary
CD Savings *7824 available \$ 12,307.13

Certificate of Deposit *9674 available \$ 16,497.56
Certificate of Deposit *3697 available \$ 5,227.10
CD Savings *1268 .available \$ 17,855.02

2026 Budget has been presented.

Demand letters have not been sent out. A template has been written for the two houses that I will be sending.

Landscape Report by Ted Sander

Servando Gaytan has received nothing but good reviews since he took over. The current agreement will be \$ 4,200.00 a month.

Motion to approve by Pam Olsen, seconded by Craig Langseth

Homeowner asked about tree replacement. We are in the process of replacing 6 trees that were taken out. We have to make sure the correct trees are available. We also need to have the planted at the correct time of the year.

Design Review Committee only had one fence and two roof requests come in. A reminder about the form was put in the newsletter.

Steppingstone replacement was discussed. They were taken out by the past landscaper and never replaced, either with stones or grass.

Dues: We will be offering the 10 % discount again in 2026 if dues are paid in full

Property Management Company – we will be inviting Commercial Property Management to our next meeting.

The management company will do the bookkeeping.

Monitor the neighborhood and write letters when necessary.

Keep up on delinquent accounts.

New Business:

Escrow companies: Pam will handle from now on.

Granger Bookkeeping: We need to keep on top of them and they need to do a better job of keeping our books.

Invoices and statements should be double checked by Pam prior to them being sent out due to the ongoing issues with the statements.

Mail needs to be checked more often.

Checks need to be deposited sooner.

Homeowners:

On the flag lots, who is responsible for taking care of the drainage ditches down the center of the driveway.

It is the responsibility of the homeowners, however, since they pay for maintenance and don't have grass strips, it may be beneficial for GOMA to take over.

Do we send out letters to homeowners that have substandard yards?

Not at this time since we don't have a committee for this task.

We don't have a current fee schedule for violations – this will need to be updated as it is about 20 years old.

Should we send a letter to Granger advising them that we are not happy with their service? Craig Langseth volunteered to draft a letter that we would like an audit. He will send it to Pam Olsen to look it over.

Next Meeting: April 21, 2026