Griffin Oaks Maintenance Association
Quarterly Meeting Minutes

July 23, 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:
- John Orx – CPM
- Judy Sharp
- Ed Sharp
- Sue Wright
- Ron Wright
- Leslie Ann Cone

Committee Member:
- Dan Morley

Board Members:
- Ted Sander
- Sally Hellyer
- Pam Olsen
- Craig Langseth

April 2026 minutes approved as presented
Motion to approve by Pam Olsen, seconded by Sally Hellyere

Treasure report by Pam Olsen
Reviewed and discussed the following:
- CD's are maturing – they will be rolled over
- Expenses and Account Receivables YTD
- Other Matters:
  - Deposit Accounts Activity Summary
  - CD Savings *7824 available $ 12,502.49
  - Certificate of Deposit *9674 available $ 16,759.41
  - Certificate of Deposit *3697 available $ 5,310.60
  - CD Savings *1268 available $ 18,117.55
- A few homes have liens or are behind on dues – letters will be sent

Landscape report by Ted Sander
- Two water leaks have been identified and will be addressed.

Fertilized, we bought 15 bags of fertilizer but only used 7. We have 8 bags left to be used this fall.
Trees in the grass strips adjunct to the parks belong to the City of Central Point.
There is a tree that blew over and they cut it down but left a stump. The stump had an orange cone but that is now gone.
Discussion regarding sidewalk sections lifted by tree roots. The City of Central Point has a program to help the responsible homeowner with a portion of the fees.
Contact the City of Central Point for details.

Design Committee Report by Craig Langseth

Discussion of the following topics:

Recent DRC submissions

One submission was turned in blank

Communications Report by Jennefer Sander

Newsletter update

Presentation by John from CPM regarding contracting with them to manage the association.

They would be the contact between the homeowners and the board
Bookkeeping
Portal – for homeowners: notes, minutes, calendars, payments, etc.
Violations – identified, okayed by board, letters sent, liens, collections, etc.
Title Requests

Cost is approximately $ 640.00 per month for 129 lots for the Gold Level plan.
Initial set-up fee will equal one monthly payment.
Contract is for a year initially, with a 60 notice to cancel thereafter

The Board will have a work session or two to solidify details before a possible vote in November.

Homeowner Issues (modified on 11/06/2026)

– complaint regarding their neighbor's lot

Ted put a warning letter in the latest newsletter advising homeowners to get their yards up to standards. Letters sent to the homeowner will be the next step.

- leaves her garbage cans out in the street because she doesn't like anyone parking in front of her home.

Parking on the streets is open for anyone to park. The association can't do anything about this.

Next meeting will be Tuesday, January 19, 2027