**GOMA Board Meeting Minutes**

**April 16, 2024**

1. Call to Meeting: 6:02pm
2. Board in attendance: Matt Epstein, Jim Brown, Ron Wright, Michelle Schwartz, Chuck Stamps, Ted Sanders

Committee Members: Dan Morely – Landscaping Committee

1. Meeting Minute approval – approved by Ted, seconded by Michelle
2. GOMA Board Focus, 2024 – Matt E

* Focus is communication to encourage our neighbors to understand and follow our CC&R’s

1. Treasures Report – Matt Epstein

* Annual HOA Income is $60,500/year – budget hasn’t changed for 7-8 years
* Largest Expense is landscaping - $42k/year (current rate)
* Second Larges Expense is Accounting and Tax preparation
* Delinquent Accounts – Only 1 homeowner is delinquent on their dues
* CC&R Violations – Interest in developing a more meaningful description of the CC&Rs to help with compliance. Being reviewed by Ron Wright
  + New: 3-step process

1. Courtesy letter sent to resident
2. One week after courtesy letter, another letter will go out
3. Two weeks after first letter another letter will go out with the fine schedule included. (Board is currently documenting a fine schedule summary taken from CC&Rs.
4. GOMA Website Update – Michelle

* Desire for a fillable pdf form for home modification
* GOMA tri-fold was posted in 2023
* Matt asked if there was any interest in getting outside help for our website – Michelle responded that it would depend on our strategy and scope of work.

1. Landscape Report – Dan

* Rate Increase – Current vendor charges = $700/mth. Increase from vendor is +20%
  + Vendor also eliminating some currently provided services. Instead, those would be “add-on’s “ and cost an additional 10%
  + Matt, Jim, and Dan are upgrading our contract language and currently interviewing two other landscaping contractors
  + Regardless of contractor, the board does anticipate the costs will increase
  + Board will be diligent about making sure we are getting value in the services the vendor provides.
* Tree Issues – Roots from two oak trees on Black Oak street have broken two water lines. Solution: City has agreed to remove the trees. HOA will pay for irrigation repair.
* Irrigation Question – “who runs the schedule for the water.” A: Dan Morely

1. Design Review Committee Report – Ted

* Home modifications requests
  + Three requests
    - Storage shed in backyard, Griffin Oaks- approved
    - Extended Concrete Patio, Silver Creek – approved
    - External Paint, Griffin Oaks- approved

1. Communications

Items to be included in Newsletter

* Sidewalk maintenance, owners’ responsibility
* Friendly reminder about front yard maintenance
* Christmas Light Removal
* Backyard removal of items that can be seen need design approval
* Garbage cans need to be brought in

1. New Business – Matt

* Homeowner questions
  + Owner had question regarding rules or laws around renting to someone with a service animal. Is it a legal requirement for owners that don’t allow animals, accept a service dog? Advice was given by another resident, but Board was not able to quote the law. However, the CC&Rs for Blue Moon state “no animals”.
  + Landscaping - Do the landscapers use Round Up? A: Board confirmed “no”.
  + Does board need to approve something that is planted in the front yard? A: Board confirmed “no”. However, they do need to approve a full rip and replace.
  + Backyard tree – Do I need to fill out a home modification form to remove a tree in the backyard? Board confirmed “yes”.
  + Will HOA dues go up? – Board is looking at additional costs that they are incurring, due to landscaping and utilities, to determine if and when rates might be adjusted.

1. Meeting Closed at 7:25pm
2. July Meeting – July 16@6pm. *All homeowners welcome*