**GOMA Board Meeting Minutes**

**July 16, 2024**

1. Call to Meeting: 6:02pm, Twin Creeks Conference Room
2. Board members attending: Matt Epstein, Jim Brown, Ron Wright, Pam Olsen, Ted Sanders

Committee Members: Dan Morley – Landscaping Committee

Guests: Terri & Nancy Nabozny, Jennifer Sanders

1. Meeting Minutes approved – Motion by Ted, seconded by Pam
2. GOMA Board Focus, 2024 – Matt E

“communication to encourage our owners and renters to understand and follow CC&R’s”.

Note: Need to include request for email or text no.’s in next newsletter to receive “Interim”

communication between quarterly newsletter.

1. Treasurer's Report – Pam Olsen

* Annual HOA Income is $60,500/year – HOA dues haven’t changed for 8+ years
* Discussion on 2025 HOA dues increase: When? How much?

*Board to decide on amount and effective date before Nov. ’24 meeting*. Electronic vote followed by live vote at Nov. Board meeting will be necessary.

* New Landscape company (Budget Landscaping) expense $3,700/mo *base* rate.
* Budget L/Scape to assume sprinkler inspection & repair work at an extra cost.
* Dan provided items supporting a $11K increase in landscape expense for the ’25 GOMA budget (page 3).
* GOMA community is 20+ years old. We have mature trees with extensive root growth. We need to anticipate more tree removal & tree replacement costs in ’25.
* Pam to shift budgeting & reporting of GOMA water and electric expenses under the landscaping category.
* Jim Brown to secure bids to apply mulch. *Board to approve amendment to budget for mulching costs*.
* Board ok’d Pam to combine two CD’s for best interest available.

1. 2025-2026 Draft Board ballot

* Board ok’ed a draft ballot for electing board members that will go out with the Oct 1 newsletter.
* Ballot names were Epstein, Sander, Stamps, Watson. Term will be 2-years.
* Ballots including any write-in’s will be tallied at the Nov. Board meeting.

1. CC&R Violations – Ron Wright shared a document with his thoughts and suggestions on addressing violations of the GOMA CC&R’s.

They include:

* **Amending the CCR’s is not possible until Oct. 2030** with 70% owner approval***.***
* Enforcement ***procedures should be direct and with as few words as possible***.
* Procedures should ***not attempt to paraphrase the CC&R’s*** (a legal document); This voids the document. CC&Rs prevent challenges by owners that could impact property values.
* State that the owner is ***in violation of the exact CC&R paragraph***.
* When reporting violations by motor vehicles, ***Include the license plate number***.
* CC&R’s state “***overnight*** ***storage*** of trucks, trailers, buses, RV’s, campers on any lot or ***on the street*** ***is prohibited***. (CC&R Sec 5.4 (e) Page 9.
* First step, ***attempt to resolve*** violation matters by ***informal meeting, phone call or letter to the owner with a copy of CC&R.***
* Fines often are interpreted as a way to raise revenue. To beat this, have an end date (30 or 60 days) for compliance. If noncompliance continues, take the owner to court which ends the fine.
* Use the city Police Community Service office for parking violations where appropriate.

*Board approved a motion to* this document, *enforcing the existing CC&R’s*.

*Finalizing fines* to be *done at the November Board meeting*.

*Ron Wright will review the “Revised Schedule of Fines” to make any language amendments necessary.*

*Pam to ask a local attorney* *to review document* before posting on our web page.

*Communication via the newsletter* to all homeowners would also be in order. .

1. Design Review Committee Report – Ted

Home modifications requests in the past quarter.

* Tree removals
* Fencing replacements
* Landscape upgrade
* Overhanging branch removal

1. Homeowner question:

What is the GOMA website and email: Griffinoaks.org; board@griffinoaks.org.

1. Meeting Closed at 7:28pm
2. Nov Meeting – Nov 19th @6pm Twin Creeks Conf. room. *All homeowners welcome*

**Landscape Committee Update** July 2024

**Budget** Planning **for** 2025

**Landscape Expenses: Estimates**

**Landscape Contractor - $44,400/Year** for basic **landscape maintenance**

**Our prior landscape contractor expense was** $**42,000*/*Year for 2023 with the projected expense** going **up to 50,400** plus **for 2024.**

**Weed Control Contractor** - $1500 Just **an estimated figure**.

Irrigation **Repair Contractor** - $4,000+ (**Our current budget is only** $1,000/**Year because Matt and** the **Elders have done** so **much work** starting **in 2021. This volunteer help has ended.)** Our **last actual expense for an** irrigation contractor **was for Anderson** Irrigation**,** in **2020. It was** for $**5500**.

**Trees-**Contracted Maintenance**, removals,** and **replacement**. Current budget is $3,000**/*Year***. Because the City has decided **they will** no longer **pay for problem tree removals, we recommend increasing** this budget **to $6,000/Year**

Utilities **- Landscape** Related **Expense**

**Electric** - $700***/*Year**

**Water** - $6800/**Year**

**Plant Replacement** - $400*/***Year**

**Miscellaneous Landscape Expenses (**Bark mulch, rock**, grass seed**, top **dressing,** tools, **etc.)**

**Total: $65,300**

Increase: $1,500***/*Year**