

GOMA Board Meeting
Tuesday, July 17, 2021, 6:00pm
Board Minutes

1. Meeting called to order: 6:06 Matt
 - a. Attendees: Board: Matt, Pam, Cathy, Chuck, Michelle
 - b. Committee Members: Dan
2. April Meeting Minutes: Meeting minutes approved by Board, via email.
3. Treasures Report: Pam –
 - a. Presented profit and loss expenditures to date.
 - b. Granger Bookkeeping is behind on monthly reports, missing two months.
 - c. Some residents were underbilled for their quarterly HOA
 - i. Pam will match deposits with the bill.
 - d. Board gives Pam permission to roll our CD, that expires in August 2021, over to a 1-year CD.
 - e. Matt mentioned that the 3 CD's we have as an HOA puts us in a comfortable position. He thanked Pam for paying good attention and keeping an eye out for good returns.
4. Delinquent dues payment procedure: Matt will put a procedure together so it will go into the newsletter for residents.
5. Landscape Report: Dan -
 - a. New Maintenance contract was signed with Augusta Lawn Care for \$3,500/month
 - b. Irrigation season began early this year (April 1), but water bills have remained reasonable.
 - c. Many sprinkler heads and nozzle repairs, replacements and adjustments have been done for exceptionally low cost due to our Board volunteers (Matt, Chuck and Dan) and elders from the Mormon Church. Together, they saved the association hundreds of dollars. Many heads had to be cut out using reciprocating saws and other tools because they were surrounded and crushed by tree roots. This is an on-going problem.
 - d. We have had two water mainline breaks so far. The repairs were complex, costly, and only successful with the help of the City of Central Point. One repair involved the emergency removal of a large Raywood Ash tree and the grinding of the stump. The broken pipe was directly under the centerline of the tree.
 - e. Replaced one of our irrigation controllers and repaired another.
 - f. Two trees were replanted where they were removed in past years.
 - g. Two flowering plum trees were cut down, due to breaking branches and other safety issues.
 - h. Six tree stumps were ground down.
6. Design Review Committee – All design requests submitted to board, since April, have been approved.

7. Resident Complaints – All homeowner complaints submitted through Board email, have been addressed with renters or homeowners.
8. Communications: Cathy - Fall newsletter
 - a. Content cut-off date to Cathy, 9/26
 - b. Ken to print by the 9/27
 - c. Matt will deliver newsletters to Granger on 9/28
9. Old Business: Matt – Still have one open Board Seat
10. New Business: Matt - Suggested we begin discussing future HOA dues. Pam reminded the board there has only been one increase in 20 years. Board agreed with rising costs that this should be considered but would table the discussion.
11. Elections: Board Elections will happen in November Board Meeting
12. Meeting adjourned at 7:15