

GOMA Board Meeting Minutes

November 15, 2022

1. Call meeting to order@ 6:02
2. Roll Call (Matt)
 - a. Board: Matt, Ted, Chuck, Pam, Michelle
 - Members: Dan
3. July '22 board meeting minutes Motion to approve & post on GOMA website.
 - a. Motion to approve minutes: Pam, and Ted second
4. Ballot results: (Pam)
 - a. Ballot Results: 27 ballots were turned in and all four board members have been re-elected. Pam made a motion to destroy the ballots, Chuck second
5. Treasurer's report: (Pam)
 - a. New accountant at Granger handling our account, so things are a little slow as she learns about our HOA. Total Under Budget: \$6,800
 - b. One house on Blue Moon might not be paying dues owed due to clerical error. Pam researching
 - c. Results of home visit to delinquent homeowner (~\$465 back dues). The owner has paid in full.
 - d. Update on sending letter to "over 60 days" delinquent members on dues. Pam reported that we are waiting for an updated AR from Granger.
 - 1st warning is a letter
 - 2nd warning is a visit from HOA representative
6. GOMA Website Updates (Michelle)
 - a. Posting of meeting minutes; Will post after two or more board members approve
 - b. Board members to send Michelle photos and updated bios
7. Landscape Report: (Chuck & Dan)
 - a. Dead tree removal & limb-ing up of "street trees" on Oakley
 - HOA hired an outside vendor to remove tree = \$750
 - Vendor is doing additional work on Oakley street to trim trees to ensure they are safely cut before winter storms.
 - Total tree work = \$2,100 (includes remove above)
 - Dan feels significant work would need to be done on these Ash trees every 2-3 years.
 - b. Irrigation system maintenance; Discussions with City maintenance dept. (Chuck)
 - Taylor Road responsibilities – previously the city of Central Point would pick up the irrigation maintenance and water bill. The city will continue to pay for the water bill, HOA responsible for the mowing and landscaping (minus the roundabout, this is maintained 100% by the city). The written 10-year agreement with the city of Central Point expires on January 31, 2027.
 - c. Street strip sprinkler systems are off for the season.
 - d. Chuck mentioned that our landscaping crew is responsible for backyards on Haskell (this is part of their HOA dues. Issue: renters do not always know if and when landscapers will go into their backyards. This is causing hesitance from our landscaping company. Language barriers can also be an issue. Chuck wants more communication with the owners to communicate expectations with their renters. Matt agrees and communication should indicate timing.

Ted suggested a letter be drafted for the renters to let them know in the event the owner did not communicate it.
8. Design Review Committee Report (Ted)

a. Highlights of recent DRC submissions

- Resident on Silver Creek house painting, approved
- Resident on Griffin Oaks relocated air conditioner, approved
- Resident on Silver Creek pool request, approved

b. RV parking request (Matt)

- Resident contacted Matt and other board members about parking an RV on their property. Matt referred him to the CC&R's. Nothing over 6 feet can be permanently stored.
- The board will consider allowing residents to build onto their formal garage attached to the home as per the CC&R language. Permits would have to be approved by the city and the plan would need to be approved by the board.

9. Communications (Angela)

a. New Resident and "CC&R's simplified" handouts. – Matt has copies for board members to pass out to new residents. He's going to update for DRC language.

b. New subject ideas for input for next newsletter.

- Chuck requested a "thank you" to the church's elders for the volunteerism in our neighborhood.
- Resident Complaints: Garbage cans not being put away promptly (not following rules), limit of two dogs, no political signs in yards (inside house windows are ok), reminder to submit requests to Design Review Committee (expand language to help guide residents), recreational vehicles parked on the streets or in driveways

c. Cut off dates for articles, printing, delivery to Grainger for 1st qtr. Mailing.

Articles: **Dec 21st**; to printer **Dec 27th**; to Grainger **Dec 28th**

8. Old Business (Matt)

Open board seat. What skills or experience are we looking for?

Irrigation, Plumbing, and Landscaping background (helpful)
Technical and Web Design Skills
Engagement and Event Planning
Bookkeeping, Accounting and Budget experience

9. New Business (Matt)

a. Over \$5 million Terrorism damage insurance coverage - \$8/year. – Board declined

10. Next meeting **Tues. Jan 17, 2021**, at 6pm at Twin Creeks Retirement Home

11. Meeting closed at 7:20pm