

Griffin Oaks Maintenance Association
Quarterly Meeting Minutes

November 11, 2025

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 and thank you to any veterans in the room.

Welcome Guests:

Marilyn Weaver
Terri Nabozny
Kit Flanagan-Clark

Committee Member:

Jennefer Sander

Board Members:

Ted Sander
Ron Wright
Sally Hellyer
Craig Langseth
Pam Olsen

July 15, 2025 minutes approved with one correction.

There was a conversation to terminate the contract of Budget Landscaping if they continued to provide substandard work. – Motion to approve by Ron Wright, seconded by Craig Langseth.

Motion to approve corrected minutes by Sally Hellyer, seconded by Craig Langseth and Ron Wright

Election: 18 Ballots were returned. Sally Hellyer withdrew so we are still in need of board members. Election was accepted – Motion to approve by Craig Langseth, seconded by Ron Wright.

Treasurer's Report by Pam Olsen

Reviewed and discussed the following:

Income Highlights
Expenses and Account Receivables YTD

Other Matters:

Deposit Accounts Activity Summary

CD Savings *7824 available \$ 12,241.58
Certificate of Deposit *9674 available \$ 16,409.68
Certificate of Deposit *3697 available \$ 5,199.26
CD Savings *1268 .available \$ 17,759.91

There are three properties that are seriously behind on dues. Pam will write them letters when they are over \$ 1000.00 behind and lien their property.

Due to landscape fees being over budget, a CD will need to be liquidated in order to pay the bills for the rest of the year.

Landscape Report by Ted Sander
Greenway sprayed for weeds and fertilized - \$ 2,250.00
Tree MD took some trees out – \$ 4,300.00
Misc. Irrigation Parts and Labor for the quarter - \$ 4,712.00

Budget Landscape contract termination – they were given a 60-day notice and I would like to terminate them tonight. – Motion to approve by Ron Wright, seconded by Sally Hellyer.

Servando Gaytan has been contacted and agreed to step in. He is going to take us on as a month by month to start at \$ 4,200.00. Pay \$ 5,000.00 to get him started and pick up the slack that Budget did not do for the past 60 days. – Motion to approve by Ron Wright, seconded by Pam Olsen.

Dues: We will be offering the 10 % discount again in 2026 if dues are paid in full

Post Office Box: We need to get an additional key. The Post Office Box information was last updated in 2004. The GOMA Board needs to designate Ted Sander to be able to get keys. Motion to approve by Ron Wright, seconded by Sally Hellyer.

Property Management Company to take over responsibility for the maintenance association has been suggested. It would be nice to invite Commercial Property Management to a meeting in the future. This is the management company that the three other associations are using, benefit would be that all of Twin Creeks would be managed the same. A lot of questions were discussed and this can be discussed at the next meeting.

A Thank you note was received from the Kelly's. They appreciate the work done by the board.

669 Silver Creek – concern about the number vehicles. Neighbors are convinced that it is a business, which is against the rules.

431 Silver Creek Drive – parking concerns on flag lot.

Grass strips – some will need to be replaced and a quote of \$ 1,239.00 was received.