

Jackson Oaks Neighborhood Common and Open Space Maintenance Association

JACKSON OAKS NEIGHBORHOOD ASSOCIATION

Meeting Minutes

Council Chambers – Central Point City Offices

Date: May 8, 2024, Wednesday, 6:30pm – 8:23 PM

1. **Call meeting to order:** President

2. **Welcome – Introductions:**

Roll Call: Shayne Joseph, Brandon Snyder, Sandra Tegtman, Royce Chambers and Jason West.

a) **Members Absent:** Tim Chesley and Diane Vranes

b) **Quorum Present:** Yes

3. **Minutes:** **Review and approve minutes from Board Meeting, March 27, 2024:** Brandon motioned to approve, Royce seconded motion. All approved.

Shayne started by welcoming Royce back to the board.

4. **Owners Forum:**

Mike Niedermeyer - Landscaping behind his housing and surrounding areas looks unhealthy and in dry shape.

Royce - Stated that watering is Tuesday and Thursday and he follow up with landscaper with mentioned areas.

Peter Brown - Mentioned there is a possibility the area will require a refresh on mulching also other areas in the future.

Shayne - Requested Peter to gather several quotes for area in discussion to submit to the board for discussion.

Mike - Request to move Owners Forum to the end of agenda to allow HOA members to gather input and bring concerns and questions to the table.

Board - Agreed.

5. **New Business:**

Royce - Addressed Paul Simas ongoing cluster lot concern regarding neighbor's vehicles in the road preventing vehicles from exiting and entering area. Royce alongside

his resources from the local fire department have had a discussion and will continue to work/move forward with a permanent resolution for all parties affected in the cluster lot. Further follow up on the situation to come with progress.

Shayne - 807 Buck Point Concerns

Royce - Had a homeowner voice concern of a group over the resident of 807 Buck Point parking his business trailer in his driveway, advertising their business and parking vehicles on the street in a cluster lot due to the trailer taking driveway space.

Shayne - Stated that times are ever changing and some people may be in hardship and this an only option at the moment.

Royce - Countered the statement that it is the CCR's and that we all must abide by them or he will be parking his RV at home and feels everyone would then have this right to not be held to the CCR.

Susan Brown - We all signed and agreed to the CCR and that we need to have accountability on violators.

Brandon - We need to have the conversation with the resident and reaffirm the CCR and give a time limit for any and all violations to be resolved.

Shayne - Agreed.

Jason - Agreed and volunteer to start the process.

Shayne - The 807 Buck Point example is why there needs a CCR update process.

Shayne - Stated that there will be a need to reevaluate the CCR's and feels that along with the dues increases we are at a pivotal time whereas the dues needed to be increased the CCR's should be adjusted in the affect to line up with today's reality. We would need to focus and set up an executive meeting to address the process and implement it with a lawyer involved and utilizing a 3rd party for all voting process to eliminate bias if any would to occur. His biggest concern with this process is our community involvement or lack of. Also may need to create a CCR Committee.

c

Brandon - Agreed and felt this was a needed an important

Royce - Gave an irrigation update. Stated that two of the watering zones are in Bret Moore's boxes and that he would need to turn on his water in order for those zones to irrigate as designed. 923 and 921 are on a battery timer and that these

areas where to be taken over by the city and have not yet because of Construction. Royce questioned if we the HOA purchases these nodes or wait for completed construction and await for the city to take over. Stated this could be a concern in the future because of timing.

Shayne - To Royce if he was moving forward this year with placing flags around our community for Independence Day. Royce stated he would and has a planned date of July 2, 2024 with his volunteers in place using the same placement plan as prior years.

6. Reoccurring report:

Treasury Report:

Shayne - Briefly covered the report.

Shayne - Discussed the placement and removal of a lien and that it has been resolved and that we would need to be strategic in the use of liens, this one was simple due the property being sold the owners had to settle all liens prior to selling the property.

Brandon - Discussed receiving multiple statements for Q2

Shayne - Responded that there was a plan for Q2 to be paper and moving forward that home owners who provided an email would be emailed instead paper copies, reducing expenses. Also stated there has been a turn out on people providing emails with approximately 90% on board. That Brandon should follow up with Tim on home owners receiving multiple billings and get some resolve with book keepers.

Brandon - Stated a question in the regards of what the process moving forward with dues neglect from home owners such as how much time.

Shayne - There will need to be some follow up discussions with Tim for the process.

Shayne - Also stated that he is against posting treasury report due to confidentiality of our HOA finances and it being used incorrectly for alternative actions.

7. Owners Forum:

Peter - Voiced additional context to the 807 Buck Point violations as well as being concerned on participation for this major task.

- Sandy - Voiced that the trailer is a violation and that it is and will gather and attract additional eyes and could lead to more complaints or violation in our community. She is fine with the business sign.
- Shayne- Stated that is an example of picking our battles and the ramifications it could bring on the board and community. That we should have the conversation with the home owner first but stressed this why we are at a pivotal point with our CCR's and the need for changes.
- Paul - Needed clarity on a statement from Shayne regarding a Can of Worms phrased used earlier in discussion. That the board needs to step up and address cluster lots concerns and that need to be a larger clearer part of CCR's
- Shayne - Explained that the statement Can of Worms he used was directed to all concerns and issues that are current and coming in have had time to be addressed and that all opportunities are captured prior instead of taking an instant action. This would be idea for all occurrences and that to take the time to have a consistent reaction and action plan in play. An example would be utilizing a copy of CCR that reflects the violation and addressing the occurrence.
- Brandon - Stated the importance of updating the CCR and that we should plan to move forward with it by establishing a start date with the board.
- Shayne - Shayne will plan out an executive session with a focus on reviewing current CCR to establish what can and cannot be changed and start up the internal dialogue on subject. Also that we need to have an attorney involved and potentially a CCR Committee.
- Sandy - Concerned about community participation
- Brandon - This will create a greater transparency.
- Shayne - The communities vocal opinions are strong and we need adhere to a process and do it right.
- Brandon - Mentioned that we could be ahead of the curve by utilizing newsletters in advance to gain traction on participation.
- Peter - Sprinklers are being checked and adjusted for our watering purposes. A number of them where fully opened causing over spray and water waste.
- Royce - Informed that we able to record our meetings for posting using tools available to us from the city chambers.

Shayne - Should be looked at later. Concerned that if we start the process and as situations change might lose this capability that could cause some backlash.

7. **Adjournment to executive session:** Not needed at this time.
8. **Next Meeting: Wednesday July 10, 2024. Council Chambers – Central Point City Offices**
9. **Adjourn:** Sandy motioned to end meeting. Royce Second. All approved.