

JACKSON OAKS NEIGHBORHOOD ASSOCIATION

Meeting Minutes

Council Chambers – Central Point City Offices

Date: Wednesday September 11, 2024 - 6:35 to 9:00 PM

1. Call meeting to order: President.

2. Welcome – Introductions:

Roll call: Shayne Joseph, Brandon Snyder, John Chesley, Sandra Tegtman, Royce Chambers and Jason West.

a. Members Absent: Diane Vranes

b. Quorum Present: **Yes**

3. Minutes: Review and approve minutes from Board Meeting, July 10, 2024: **Brandon motioned to approve, Royce second. All approved.**

4. New Business: Board Elections – no plans at this moment as most Board members serve through to 2025.

5. Reoccurring Reports:

a.) Treasurer: Tim will provide updated Financial Report: Tim - Income has been coming in timely through collections on HOA fees. Water cost much better given hard work of volunteers was able to reduce water waste. Estimated nearly 24k could be in year end reserve, and put towards reserves should significant cost needed in future year, or for future tree removal. Next meeting an item needs to be placed for reserve funds for a disaster, and legal obligations and be ear on what the reserve amounts are needed.

Shayne – asked for more guidelines, and also partner with insurance company to see what items such as trees may need covered. Shayne asked for clear plan for Tim on what should be covered in the reserve especially for disaster planning. Including inventory of potential assets.

Tim – reserve was set to prepare for unplanned landscaping charges, such as spraying for weeds. Any additional funds would come from tree budget.

Jason – Asking for the general reserve guidelines for the budget was.

Tim stated original goal was 20k, but Shayne clarified that state law and regulations would require potentially more, depending on what those regulations are, especially with potential assets cost. Board could also put more money aside or less, depending on what the parameters are.

Motion to approve Report made by Royce and Brandon seconded. All approved.

b.) DRC Committee Report – Sandy - Two request sent in May, one from Steamboat and another that was approved. There is another project request that no board member can make contact with owner regarding project that has been in process for sometime. Project was supposed to be done by end of June.

Tim – Commented needed that a good process for CCNR enforcement with fines for projects and construction.

Royce – Asked if Jason had an older fee form and breakdown available. Jason commented he might still have it

Shayne – Could we not add on home mod forms, with the timeline guidelines and potential fines based on start/end dates with fines based on violation of guidelines and create structure. In regards in current project that is past due, as they are past due, they would need to resubmit based on current guidelines

Tim – What level of fine would be appropriate on a project especially for each week.

Shayne – Shayne 50 bucks each week for first month, 75 each week for next month, then 100 each week on third month then court.

Jason – what if they need a reasonable extension?

Shayne – then they could submit a form for approval on the extension so they are communicating and it would be based on approval

Sandy – Request to put in at one home to change siding, and plant 6 cypress, and 3 on HOA property where old hoa pine tree was. Owner said that they would cover cost of removing the old stumps and some other cost. However there is concern that it could cost more to water, and could get very tall.

Shayne – Concerned that these could allow more within in the community if one approved, and could have more root systems issues. OK if it's like for like plant replacement.

Sandy – Will discuss initial approvals and declining on cypress with homeowner.

Discussion occurred around prior records of member request and printing/uploading copies of the mod request on the website for HOA record retentions, Tim would take point.

- c.) Landscape Committee Report – Royce – Was contacted by individuals regarding a specific areas where Landscape isn't used at sidewalk intersections to convert to rock, and shut water off to reduce cost. 22 places would apply to this. Suggested board review and look at it.

Was approached by Buckpoint resident that there is water being over watered by residents causing flooding. Royce recommended creating a place for water to flow. Approx. \$100 a hole, Royce would assist to help with cost

Shayne is asking is there a compliant regarding this, or just a request?

Royce and Shayne discussed the potential concern as individual is concerned on impact to their lawn As well. Expressed concern that it could be an unneeded expense that is a homeowner issue vs everyone issue.

Tim expressed concern on the standing water from a different perspective, should be thought about as the same issue as other concerns, could be caused by rain as well.

Royce will also discuss with Matt at the city to see if they can assist as well with the potential concern as well to help reduce cost. Royce expressed concern that some nuzzles could be causing issues with needing more water, might revisit in spring.

Shayne – Discussed the 22 zone issue from earlier, and asked to get a bid on what the cost would be. Tim asked for a cost benefit analysis to see if it would be worthwhile.

Shayne also asked if there is maybe a pricing break during the winter.

Tim – Wanted to review landscaping contract at beginning of year, and redo parts that are unclear. Keep spraying separate, and specific task to current Landscaper and make it clear, such as tree work. While also putting it out to bid as a request for proposal to make sure HOA continues to have the right cost for quality. Tim will review his thoughts and concerns with the Landscape Committee as a whole for the plan, proposal, and cost to modify, terminate, or proceed with current agreement.

- d.) Collections Committee Report – Jason – Some individuals are getting first and second letters for being behind payments. Shayne recommended for the person that is 90 days behind to place a Lien, being fair and consistent to prior liens and process. Jason has also recovered other late fees and expects to see the remainder soon for an individual.
- e.) Communications Committee Report – No updates from Shayne, Shayne will make updates to the website for DRC

6. Owners Forum:

Tim expressed concern with number of homes going up for rent, state may allow it.

Royce – Home owners are supposed to notify board if home is going up for rent.

Shayne – asked question about the process, how much as a percentage will be allowed, and how it would be enforced. How the process would be followed. Unsure of how many individuals currently rent. Is concerned that the current process is not being followed.

Tim – Asked if we should create a Committee to look at this issue.

Sandra – Could the welcome Committee assist as the neighborhood doesn't change much?

Tim – Would line assistance on this process to identify the number of units and which are being

rented. He will also do the research on what this process would look like and enforceable ability

7. Adjournment to Executive Session **if needed: Motion not needed**
8. Next Meeting: Time & Place – Wednesday October 9th, 2024. City Chambers
9. Adjourn: **Brandon motioned to adjourn Sandra seconded, all approved**