

**The Villages of Garrison Creek
Master Property Management Association
Wednesday 26 June 2019 [2:00 pm] @ SonBridge**

MPMA Directors .. Dick Cook, John Cress, Marie Evans, Jim Murphy/ARC
Morris Kivett, Marilyn Vogel, Henning Guldhammer

BOARD MINUTES

- 1 .. **Quorum Call & Sign-In Roster:** Six Board Members present. Marilyn Vogel absent. Dick Cook reviewed the agenda. Dick said that the formal meeting will be brief to provide time for an informal discussion concerning the new Covenants DISCUSSION DRAFT and other future governance proposals for the Villages.

- 2 .. **Member Comments, Communications, Brief Announcements:**
 - There was a question about whether our water usage was showing any change since we cut down the number of days that we are watering. Dick said it was too soon to tell and that we would be checking the water bills for this summer and comparing them with previous years.
 - A contractor/consultant [Kevin Smith] has been contacted to give us an estimate on the East Pond. We will need to excavate muck from and reinforce the banks. We will most likely have a slight smaller pond. A homeowner requested that the pond remain the same size. Dick said we will do all we can to ensure the pond is about the same size of the original pond before the banks caved in.
 - There is a request from College Place that the homeowners in the Villages participate in a Garrison Creek clean up on July 21. The clean-up is scheduled for the full length of the Creek through both CP and Walla Walla; clean up includes a trash pick-up and removing unwanted grasses for the creek bottom.
 - Phases I and II are having a social in their common area park on Friday night. All are welcome to drop by.
 - Updates: Jim Murphy said the speed bumps are painted. Yield signs and other signs are being installed soon. Marilyn Vogel continues to work on the all-member roster. Ray Goff, Henning Guldhammer, and Lanny Collins met with the consultant regarding our Reserve Study. Seal coating for Whimbrel Loop has been rescheduled for July 18 and 19th.

- 3 .. **MINUTES:** Marie moved; Henning seconded that we approve the Minutes from 05.29.2019 as presented. Motion passed unanimously.

- 4 .. **FINANCIALS:** Marie Evans presented the Financial Report. Marie pointed out that we have not paid out much from the line item for the College Place Storm Water Drainage Study. It is probable that we over-budgeted this item, though we acted on the information we had at the time. College Place has made the roads exempt from the fees. We will check with CP on what our final fee payments will be. In the meanwhile, Marie suggested that the board think about what we may do with the funds left in that line item. Marie moved; John seconded that we accept the May 2019 Financial Report as presented. Motion passed unanimously

- 5 .. **Next Board Meeting .. July 24 @ 2:00 p.m.** [at SonBridge]

- 6 .. **Adjournment for an informal discussion and review of ..**
 - A. **Role of Phase/Village Governments, current and future**
 - B. **Proposed New VGC Covenants' Discussion DRAFT**