

# The Villages of Garrison Creek

## Master Property Management Association

Wednesday 25 September 2019 [2:00 pm] @ SonBridge Community Center

**MPMA Directors .. Dick Cook/President, John Cress/VP, Marie Evans/Secretary-Treasurer  
Jim Murphy/ARC, Morris Kivett, Marilyn Vogel, Henning Gulddhammer**

### BOARD AGENDA

- 1 .. **Quorum Call & Sign-In:** Six Board Members present with Morris Kivett absent.  
**Guests:** Ray Goff, Daryl Schreiner, John/Yvonne Jaso, Mark Benzel, Kurt/Karen Carlson, Matt/Judy Casey.
- 2 .. **Member Comments, Communications, Brief Announcements:** There were two questions.
  - A.. **UPDATE ON EAST POND ..** Dick Cook reported the east pond is being drained to reinforce the collapsing banks and to replace A leaking pond liner. The estimated cost is \$30,000 to be taken from our Reserve Fund. The pond will be smaller but it will return to its original size. Unfortunately the banks have been collapsing slowly for years and are now endangering two nearby home foundations. Ike Muro, VGC contractor is doing the work expected to be completed on main pond before Thanksgiving with the pond surrounds work completed next Spring.
  - B.. **DRY AREAS ON THE COMMON AREA HILLSIDES NEAR PHASE 9 ..** Dick Cook reported that irrigation value problems were reported on both the west and north hillside [below cemetery] .. Ike Muro repaired the west values; north side values will be repaired next year.
- 3 .. **MINUTES – August 28, 2019:** Marie Evans referred to the printed minutes provided and reminded all that the minutes for Board Meetings are posted on the VGC Website. Marie moved and John Cress seconded to accept the minutes as presented. Motion passed unanimously.
- 4 .. **FINANCIAL REPORT:** Marie called attention to several items in the August Financial Report. We are in good financial shape and expect to have a surplus at the end of the year. Board policy has been is to place any Operating Budget surplus into the Reserve Fund at the end of the year. Monthly financial reports are also available on the VGC Website. The Finance Committee has met once this year and will meet again on October 1, 9, and 16 at SonBridge Community Center 3:00 to 5:00. Marie moved and Jim Murphy seconded to accept the Financial Report as presented. Motion passed unanimously
- 5 .. **CONTINUING BUSINESS**
  - A .. Special VGC Homeowners Meetings have been tentatively set for Sundays Nov 3, 10, 17 [2pm] @ SonBridge to review proposed changes in our CCRs & Bylaws, proposed 2020 operating & reserve budgets, and to meet candidates for our 2020 Master **Board**.  
  
Upcoming **Master Board meetings will be held on October 23 and November 17 [2pm] at SonBridge**
  - B .. **ANNUAL MEETING:**
    - .. **1<sup>st</sup> NOTICE Announcement will be in the mail to VGC homeowners November 8**
    - .. **Annual Meeting & Elections is scheduled for Sunday December 8 [2 pm] at SonBridge.**
  - C .. **2020 BUDGET UPDATE:** Ray Goff reported the site visit with our Reserve Study professional took place in August. We are waiting for the final report pending a reduced estimate for removing about two feet of west pond bottom muck [accumulated since 2003]. Also, the reserve professional mistakenly included a cost for replacing a very costly “nonexistent” pond bottom liner in the west pond which is a natural swamp.  
  
We are watching the asphalt roads in Village 1 that may need replacement due to substandard materials used when installed. The crack sealing has been completed on Crestlane Drive. And, we were surprised to find that asphalt small road area north of the Phase X gates belongs to the City of College Place. That area is in the College Place rotation for maintenance.

**D .. DRAFT COVENANTS & BYLAWS:** The CC&Rs are being checked by our Spokane VGC Attorney and the bylaws committee should have their work ready to be sent to our attorney in about 2 weeks. We are on track to have the work completed before the late October, November Special Homeowners informational meetings. Vote on the proposed CRRs and Bylaws is scheduled for the December 8 Annual Meeting

**E .. STRATEGIC PLANNING [feedback from the Village Leaders Group Brainstorming September 25] .. Summary information from the September 25 group session has been compiled and feedback from individuals is being received and will be added in the next new few weeks and made available to all homeowners via VGC email and our VGC website. This and other feedback gathered during the year will be incorporated into our 2020 Strategic Planning.**

**F .. October NEWSLETTER SUGGESTED TOPICS include – Strategic Planning FEEDBACK, Special Meeting dates, East Pond & DRAFT Covenants & Bylaws UPDATES, Annual Meeting December 8, 2020 Master Board Candidates/Nominations and Volunteer Committee & Special Project needs in 2020**

## **6 .. NEW BUSINESS**

**A.. ARC UPDATE ..** Phase 7 Volunteers will be removing and replacing dead and damaged shrubs and trees in one of their large common area pocket parks. ARC in consultation with John/Yvonne Jaso has approved the work which is being primarily funded by the pocket park neighbors.

ARC is also working on replacing old road signage and painting raised sidewalk edging as a safety prevention measure. Records from 2009-2014 ARC Committee have been located and are now digitized. Still missing are ARC records for 2015-2016. Jim Murphy gave the ARC report.

## **7 .. PENDING BUSINESS & UPDATES**

**A .. East Pond Remodel:** (please see member comments above)

**B .. New VGC Homeowner Information:** Marilyn Vogel, Lanny/Barb Collins, Cassie Siegal, and Michele Wollert are putting together an informational document to be used in the orientation of potential, new and current VGC homeowners.

**C .. VGC Membership Directory:** Marilyn Vogel continues to collect data for this project. A VGC homeowner interest inventory is being designed to identify homeowners willing and interested in sharing a few hours of their time, skills, enthusiasms to help in our VGC neighborhoods and common areas. Volunteers are needed help with small landscape projects, record keeping, painting street signs & lights, sidewalk caution lines, VGC Websites, VGC communications, management skills, trouble shooting, etc. .. and in general finding ways to contribute for the “Good of the Villages” with people you enjoy working with & using skills you enjoy.

**D .. Annual Meeting Agenda:** The agenda and other documents from last year’s 2018 Annual Meeting were distributed to Board Members so that we can begin preparations for the 2019 Annual Meeting.

**8 .. EXECUTIVE SESSION:** Marie Evans moved; John Cress seconded that the Board go into Executive Session to discuss legal & personnel issues. Motion passed. Marie Evans moved, John Cress seconded, that the Board come out of Executive Session. Motion passed. No votes were taken during Executive Session.

**9 .. NEXT BOARD MEETING .. Wednesday 23 October 2019 [2:00 pm] at SonBridge Community Center**