

Villages of Garrison Creek
Master Property Management Association
December 8, 2019
Annual Meeting
SonBridge Community Center
Minutes

1 .. Welcome – Dick Cook, VGC Board President, welcomed the members to the Annual Meeting noting that this was the 15th annual meeting of this organization. He reviewed the original goals written by Ms. Rugar and noted that the original vision of the developers continues to be fulfilled as the villages continue to grow and be successful and exude the warmth of a small town. Dick then introduced the current board members: Jim Murray, John Cress, Marie Evans, Henning Guldhammer, Marilyn Vogel, and Morris Kivett. Both John Cress and Henning Guldhammer are not running for reelection to the MPMA Board.

2 .. Parliamentarian - Dick Cook introduced John Cress as the parliamentarian for this meeting and the opening speaker.

3 .. Introductory remarks and VGC Priorities, Outcomes and Challenges – John Cress (Comments Attached)

4 .. Thank you to our volunteers – Dick began by thanking our many dedicated volunteers, board members, and Phase leaders who accomplished a number of significant things and tasks this year which included the following: clock tower repair, painting of speed bumps and sidewalks, road signage repair, storm debris and snow removal, thistle control, pond maintenance, landscape advise, common area project management, common area maintenance, maintenance of our website, south of the creek projects including work parties, on/going accounting services, liaison work with the City of College Place, insurance consulting, pocket park remodel, gate repair, assistance with annual meeting, new owner document development, and creation of a VGC electronic membership directory. Thanks were also expressed to members for service on various committees that have been established including Block Watch and Safety Committee, New Covenants & Bylaws Committee, Strategic Planning Committee, Finance Committee, Reserve Study Committee, and Architectural Review Committee. Gratitude was also expressed for service as past leaders and special advisors, nominating committee, village leads, and current master board members. Please refer to attached list for further specifics.

5 .. VGC Committees – Dick feels that as a result of all the afore mentioned volunteer efforts, the board and various committees have direction as to how we can continue to prosper and grow as a community. And he feels that improved partnerships with the various villages and the

Master Board have been established. We are also able to better identify challenges and areas needing further work. One safety challenge particularly mentioned was the need to reduce the speed of drivers on Garrison Village Way in order to ensure safety for both drivers and pedestrians. Other areas needing further work include how to handle delinquencies in the most efficient and respectful manner, the Land Use Standards and enforcement issues, establishing a cap regarding number of rentals allowed in each village, the VGC reserve study capital projects need continued review and the need for “younger volunteers”. Various other Priorities and Challenges were outlined in a working draft provided as part of members’ packets for this meeting.

Committees then reported out on their work.

- **Architectural Review Committee**-Jim Murphy began his remarks by thanking all who attended. He acknowledged that ARC is diligently working with the Master Board on various issues. This process has not always occurred in the past. The new CC&Rs will assist in establishing the new LUS. The ARC may be known in the future as the Village Review Committee (VRC). Members of the Committee will function as consultants with home owners before decision making occurs. ARC hopes to add two additional members to the committee including a part time secretary whose functions will include sending out letters, assisting with procedures development and filing of ARC documents, etc. and an ARC assistant. The assistant’s duties would include observing possible violations of the land use standards, notification to the secretary of such, and following up on violation letters as well as other duties.
- Jim further indicated that 2 challenges in particular need to be addressed in the coming year, those being parking and speeding. When the CCR’s and by-laws are ratified the parking issue may change to some degree. Regarding the speeding issue, additional signs and speed bumps will be installed in the spring.
- Jim mentioned the ARC website and encouraged all to familiarize themselves with it.
- Jim thanked all the volunteers who had assisted ARC with their many tasks this past year.
- **Strategic Planning Committee**-Dick acknowledged and thanked the volunteers who participated on this committee and asked them to stand. The plan was drafted and the MPMA board acknowledged its receipt in July 2019. The plan itself is on the VGC website and Dick encouraged all to familiarize themselves with it. This plan was drafted with input from the association’s members. Its purpose is to enable the MPMA board to more effectively draft and implement programs serving the association needs and fulfilling the expectations of its members.
- **Proposed New CC&Rs** -Kurt Carlson has diligently been working on this project for a number of months. At this meeting, he presented a documents overview. He began by stating that **Washington law exists to protect property rights, not to protect associations:**
 - Any restriction of rights requires **67 to 90% approval of all owners to amend.**
 - Washington law limits (not always clearly) what an Association can do and mandates what an Association must do (budgets, audits, reserve studies, notices, records...).

Kurt next explained the following:

Covenants (Declaration, CCRs) exist to:

- Define what a community wants, **including any restriction on property use**
- Protect an Association (and Board), typically with rigid (hopefully non-ambiguous) wording, to ensure community standards can be enforced and maintained.
- **Bylaws & Rules and Regulations** are the detailed “how”.

Washington Law

There are two applicable Washington laws:

- **64.38** older law (14 pages) which **VGC** is under, all HOA’s established **prior to July 2018**.
- **64.90** newer law (86 pages) with many details lacking in 64.38.

Our revised documents are being written to be consistent with 64.90. The Association could adopt 64.90, but that would reduce our flexibility to revise our procedures and processes.

We are required to follow budget ratification and annual requirements under 64.90.

Why Rewrite Our Documents?

- Originally written for the vision and needs of the developer.
- Inconsistencies with WA law (either).
- Much of “Land Use Standards” is not reflected in Covenants (marginally or unenforceable).
- Lack of clarity.
- Ensure documents reflect what our community really wants. **What do we want?**

Document Redraft Status-Started in 02/2018 (**some of us would like this to end!**)

- Still “**draft**” (Board input primarily as individuals and experience, no votes taken).
- Complicated: many concerned, smart, and talented owners which includes **multiple valid opinions and aesthetics which are sometimes contradictory** and need to be resolved for the common good.
- Return draft CCRs and Bylaws to attorney in December for legal review.
- Continue discussions, workshops, and revisions in 2020 with a special meeting to vote, **67%, in spring?**

Rebranding

- **“Phase” to “Village”**
- **“Architectural Review Committee to “Villages Review Committee”**
- **“Land Use Standards” to “Villages Community Standards”**

Why?

Reflect what we really are (developed) and what we really want. The new “ARC” and the new “LUS” will be under Board/Association approval and not an independent developer.

Many positive things happened in the development of our community and its standards, but some gridlock, conflicts, and mistrust developed during the long transition to our fully developed status which we need to move beyond.

At the end of Kirk's presentation, Dick noted that a lot of meetings will be held next spring – the CCRs and bylaws will be vetted before voting occurs.

- **Common Area and Reserve Study**-Ray Goff led the discussion for this committee. He is the coordinator for the common area maintenance and assumed this role after the departure of Scott Towslee.
- When leaks and irrigation issues arise, Ray stated that he works closely with Ike Muro (landscaping contractor for the common areas in the Villages) and other contractors as necessary.
- Ray then began discussing the Reserve budget. The Reserve Fund is what is used for unexpected maintenance costs and for large projects. The Reserve fund allows us to save for repairs and replacements that are scheduled for the next 30 years. He stated it is somewhat of a guessing game as to when systems might fail. Ron Hines, a former VGC resident and board member, began a study of the reserve budget and since Ron's move from the area, Ray, Henning Guldhammer, and Lanny Collins with assistance from the Reserve Study Consultant, Joel Tax, have been studying the needs of the Villages in order to have an adequate Reserve fund. Washington law requires that HOAs conduct an on-site reserve fund review every four years. The state requires a specific format and then the study must be certified. Ray stated again, that these are for projects outside of the operating budget.
- Based on this information, the VGC Finance Committee made recommendations to the MPMA Board which have been approved by the board and are subject to ratification by members today. An increase to the Reserve Fund is being requested. The 2020 recommended contribution is \$58.30 per month per household. The current contribution is \$32.00. This puts us on a path to be 100% funded. At the recommended rate, with annual increases for inflation we should be able to reach our full funding over the next 30 years. It is hoped that this will eliminate the need for emergency assessments from the membership. We don't want to over accrue but we also don't want to fall short and require special assessments.
- Approximately \$89,000 was spent out of the reserve budget last year. This included costs for crack sealing and seal coating of roads in specific phases and for repair work on the East Pond.
- The largest single item in the 2020 Reserve Fund Budget is for repair of the West Pond. It is estimated at approximately \$155,000. A question was raised from a member as to whether we could table this item until a firmer estimate is obtained for these repairs of the West Pond. Ray answered "No". He has attempted to make contact with several landscape contractors but as of yet has not received a final confirmed bid. The member pressed that we should have a firm estimate before voting on this big budget item. Ray replied that if we don't need the money, we won't spend it. And, work on the project will not be started until we have a confirmed plan and cost, and board approval to proceed before the actual project is initiated. He further indicated that the reserve data analyst insisted on the amount listed.
- Regarding cottonwood tree removal in the area surrounding the creek, Ray said there is money budgeted in the Reserve fund for this expense. We have underspent recently because the worst trees have been removed but it is anticipated that in 2-or 3-years additional trees may need to be removed.

- Comments from the membership were received. Dick reiterated that he does not believe the cost will be \$155,000.
- **Block Watch & Safety Committee** - Dick Cook spoke for this committee stating that a close partnership has been forged between the VGC and the College Place Police through our Block Watch. The committee has kept us apprised of safety concerns such as theft and car prowling's and has provided prevention suggestions. Dick thanked Michelle and Rich Wollert for their service and informed us that they are "taking a break" from this committee.
- **Homeowners' Information Project & VGC Directory** - Dick Cook informed us that this committee has received technical (computer) assistance from both Kirk Carlson and John Jaso and an excel spread sheet was created for this project. The Directory is almost complete. A Member Handbook will be hand delivered to each residence.

6 .. Quorum Call - Jim Hall, VGC Financial Advisor, reported that 75 members represent a quorum and with proxies we had 140 sign-ins thus a quorum was achieved.

7 .. Approval - 12/09/2018 Annual Meeting Minutes: A motion to approve these minutes was made by Rand Strobel (Phase 5) and seconded by Dennis Olson (Phase 8). Prior to a vote on this motion, Don Coleman, (Phase 10) asked to be recognized. He stated these minutes should be corrected to include rewording of item 5. Some discussion followed. John Cress, Parliamentarian, indicated that these minutes were reflective of what had occurred regarding the exits as of December 2018 and should remain as stated. Dick called for a vote on the previous motion for approval and the motion passed.

8 .. Legal Issue - Marie Evans provided a brief statement regarding the lawsuit. (attached)

9 .. VGC Nomination Committee - Members of this committee this year included Daryl Schreiner, Jack Gisler, and Roger Williams. Dick Cook indicated that the board wanted this process to be member driven.

- **2020 Board Candidates**-Dick indicated that new candidates Denise Bartlow (Phase 5) and Linda Olson (Phase 8) have joined with Marie Evans (Phase 2), Marilyn Vogel (Phase 7), Jim Murphy (Phase 6), Morris Kivett (Phase 2), and Dick Cook (Phase 9) to run for the seven positions elected to the board annually. Denise Bartlow and Linda Olson were asked to stand and Dick asked if they wished to make additional comments. Linda briefly stated some additional reasons she had for volunteering for this position. Biographical information for all the candidates had been placed in our agenda packets.

10 .. Finance Committee - Marie Evans

- **2020 Operating & Reserve Funds** – Much information regarding these funds was part of the packet of material given to members for this meeting. Marie began her remarks by stating that

this was the second year in a row that the board was requesting a raise in dues. She thanked the finance committee and board for approving the proposed budget.

Marie also presented a power point presentation in order to further assist our understanding of these budgets. She explained that there are 3 separate funds: the Operating Budget, the Reserve Fund Budget, and Village dues. Phase/Village Budgets include the following as determined by the separate villages.

- Water – House and Irrigation (1,2,5,6,7)
- Sewer and city fees
- Mowing – leaf clean up
- Irrigation Repairs
- Pruning
- Plant Replacement (optional)
- Weeding (optional)
- Other services or maintenance as determined by the Village

The MPMA operating budget was broken down as follows:

- Routine Maintenance 7%
- South of the Creek 3%
- Administration 16%
- Contingency 7%
- Irrigation 7%
- Pocket Parks 23%
- Common Areas 38%

The reserve fund was explained as contributions coming in, project money going out, and building funds for future.

The MPMA is proposing a monthly dues increase of \$14.00 for 2020 With \$64.20 going to the Operating Budget and \$58.30 going to the Reserve Fund. This would bring the total MPMA dues to \$122.50 per month. Individual Phase/Village dues are determined at your Phase/Village meetings.

Marie concluded her remarks by asking us to vote yes to ratify the 2020 Operating Budget and Reserve Spending Plan.

- **Voting by ballot (2020 Budget and Master Board Candidates)** Ballots had been given out at the time of registration. A ballot box was available throughout the meeting for completed ballots. Election results are attached.
- Adjournment

Villages of Garrison Creek Outcomes and Challenges

John Cress • December 8, 2019

I LOVE THE VILLAGES OF GARRISON CREEK. My wife Pam loves The Villages. Her mom Della loves The Villages. Our kids and grandkids love The Villages. Even my favorite little dog, Finney, loves the Villages. Our extended family has four homes here. It's a good place!

Perfect? No. Not quite. Like every other community, we have challenges and opportunities as we continue to grow. The good news is that we have a dedicated volunteer Board of Directors and scores engaged volunteers with amazing energy, skills, and expertise who work very hard to make The Villages work well for the benefit of all of us. You'll hear from several of our officers and volunteers during today's meeting.

This is a meeting of owners. We own our own homes and, collectively, we own the common space land, all improvements, the streets, the walking trails, the ponds, we the sidewalks, the trees, the shrubs, the Gazebo, and the Clock Tower. Every square inch of common space is ours. We own the association, too—it is yours, it is mine. And we meet like this once a year to talk about how we're doing and what we can do better and to approve plans, priorities, policies, and guidelines that will continue to sustain us as a vibrant community. And we also meet to ask questions and seek answers that work in the best interest of all of us. At the appropriate time, your officers and committee chairs will answer all of your questions they can, to the best of their abilities.

I'LL INVITE YOU TO TURN NOW TO OUR ASSOCIATION'S PRIORITIES, OUTCOMES, AND CHALLENGES. Page 1 of today's meeting packet is the agenda. Page 2 is a Working Draft of our Priorities and Challenges for the coming year and beyond. Rather, it is dynamic document, it gets regularly updated.

Take a look at the very first bullet point: Priority One, enhance property values. In this continually-evolving, guiding document, that first bullet point will always be our first bullet point. It's why we exist—to make things work well for us, to keep our shared concern in excellent working order, and to ensure that our investments in this place remain strong.

Today, a number of these priorities will be highlighted. You'll hear progress reports about key areas on this list. You'll have an opportunity to vote on key elements of our direction for the future and on the directors that have been nominated to help us continue to stay strong and grow.

You'll hear about some of the challenges we face and how we are addressing these.

One of these challenges is a lawsuit. You've likely heard something about it. It started as a suit directed at a select group of current and former board members. It asserts that they failed you—failed to act in the best interest of The Villages. The lawsuit now has been extended to include the Master Property Management Association – OUR Association – as a defendant alleging the same complaints.

As one of the original defendants and as a current officer of the association I can't say everything I'd like to say to you about this suit at this time, but here's what I can say:

- The complaint is a matter of public record in the Walla Walla County Superior Court. You can access the documents for yourself, read the arguments and counter arguments as they unfold before Judge John Lohrmann, and you can even sit in the courtroom and observe as the case progresses.
- This is not a time for panic or knee-jerk reactions. Every member of our association has the right to present their concerns and ask that they be appropriately addressed. It is your right, as a member, if you deem it necessary, to take a matter to court. Disagreements happen in homeowners' associations; lawsuits happen. That's life. Now that these concerns have now been formally taken before a judge by two aggrieved homeowners, that's where this matter has to stay and be resolved—in the court. We've got to let the attorneys for both sides make their cases and allow the judge settle this matter.
- And our insurance carrier, American Family Insurance Company, is footing the bill for the defense of the suit and they have provided us with excellent attorneys. Defendants and association directors have been advised by counsel not to discuss the legal arguments publicly. We must let the attorneys do that, for both sides, as they work to settle the matter.
- You, of course, know that there are two sides to every lawsuit. Maturity and fairness demand that every one of us discipline ourselves to listen carefully to both sides before we form our conclusions. And since both sides are part of an active case before the court at this time we must avoid every impulse to set up makeshift courts along our walking paths, around our ponds, or on our neighbor's front porches.
- But sadly, that's exactly what happened a few nights ago—an attempt was made to litigate this matter outside Judge Lohrmann's courtroom, in advance of this Annual Meeting. The intent was to prejudice you and try to tell you how to vote on several vital issues before this association today. While my front door got skipped, a night visitor scared the heck out of my kids on Creekside who were already in bed with their lights off. Someone shuffled up their sidewalk, stepped up onto their front porch, rattled their locked door, and left an unsolicited, five-page, anonymous missive outlining the lawsuit plaintiff's grievances. I can assure you that this was not the work of any of our directors or the named defendants in the current lawsuit.
- When my kids told me about their uninvited visitor and when I read the serious allegations in the paper, my first impulse was to punch back. These allegations question MY integrity and that of some of the very best and most dedicated volunteers, officers, and directors we've had in our long history of good association leaders. I know these leaders. And you know them, too.
- I was also tempted to tell you what my first boss told me about accusations in general: "Just remember, John," he used to say, "half the lies you hear aren't even true."
- I was tempted to tell you which button on my shredder I push when something ominous and anonymous is shoved under my mat or jammed in my door.
- But what I'm actually going to tell you is what I told my thirty-something daughter and son-in-law when they asked me about their nighttime visitor and the paper he left. "I'm sorry you were frightened in your own home. That should never have happened. But these are serious charges and they deserve your serious attention. So, read carefully, listen carefully, go online and get the court documents, wait until all the arguments on both sides are presented and then form your own conclusion."
- And one more thing I will say to you today: Please be patient. Be patient as this matter works its way through the legal system. It may be resolved quickly or it may take a number of months. Let our attorneys present their cases to the judge without any attempts on our part to second guess or prejudice the process in the minds of homeowners. I am confident that the right decision, a decision that will benefit our association and all of us, will ultimately be made.

- And please be patient with our officers and directors when—in keeping with the advice of our attorneys—they are not able to address at this time a number of the good questions you likely have about this matter.

Thank you again for being here today! We have much good ground to cover today, beginning with highlights of the great work our dedicated volunteers have been doing this year for all of us to make our excellent neighborhood even better!

President Cook will tell us more about them.

clock tower clock repair	accounting & mentoring	Dennis & Linda Olson	Lori Storey
Sharif Bahoun	Jim Hall	John & Kathy Adams	Mark Minne
painters .. speed bumps & sidewalks	village 10 .. gate repair	Financial Contribution All Members	Mark Benzel
Kathy Mooney	Don Coleman	new covenants & bylaws	
Jim Murphy	College Place liaison	village 7 .. pocket park remodel	Kurt Carlson .. Chair
Elizabeth Heyenga	Ray Goff	Rex Wallace	Lanny Collins
every day volunteers	Henning Guldhammer	Norma Sewell	Alan Fisher
Anonymous	South of creek volunteers	Roger Williams	Mark Benzel
road signage	**Ray Goff	Tom & Anita Long	Marie Evans
Jim Murphy	**Yvonne Jaso	John & Yvonne Jaso	Focus Group Members
John Cress	mowing/trimming	Ray Goff	strategic planning committee
Donna Fisher	** Joe & Bonnie Roemer	annual meeting helpers	
storm debris & snow removal	Roger Williams	Norma Sewell	Jack Gisler
Ray Goff	Barb Larson	Karie Jacque	Dennis Olson
Joe & Bonnie Roemer	Mike Serra	Cassie Siegal	John Cress
Many Others	Cassie Siegal	Barb Collins	Kurt Carlson
village 9 thistle control	Jeff Murphy Family	Suzie Coblens	street light issues
Matt Casey	Kari Jacques	Madonna Doocy	Henning Guldhammer
pond volunteers	Dick Cook	VGC membership directory	finance committee
Larry Dublinski	Tom Emmerson	Marilyn Vogel	Marie Evans
Paul & Janice Davison	John Jaso	new/old vgc owners information docs	Jim Hall
John & Yvonne Jaso	30-40 Others	Marilyn Vogel	Judy Board
landscape advisors + irrigation system mapping	village 8 .. common area volunteers	Michele Wollert	Ray Goff
Yvonne Jaso	Jack & Jan Gisler	Lanny Collins	Dennis Olson
John Jaso	Eric Gisler	Barbara Collins	Marilyn Vogel
common area project leads	Ray Davis	Cassie Siegal	Dick Cook
Ray Goff	Joe & Bonnie Roemer	Jim Murphy	reserve study committee
Joe & Bonnie Roemer	Al McFadden	Daryl Schriener	Ray Goff
John & Yvonne Jaso	Mike Sierra	block watch & safety committee	Lanny Collins
website & vgc email	Barb Larson	Rich & Michele Wollert	Henning Guldhammer
Michele Wollert	Cassie Siegal	architectural review committee	
Jim Murphy	Ron Edwards	Jeanne Joyal	Dennis Olson
	Bev Ellis	Joyce Beecroft	Tom Emerson
	Oleta Osborn	Jim Murphy	Jim Murphy

Michele Wollert	Joyce Beecroft	Allan Fisher	Pam Magnusson
nominations committee	Shaun Borth	Judy Board	SueWright
Roger Williams	Renee Rooker	Wilmalu Tomlinson	Don Coleman
Jack Gisler	Donna Fisher	Bob & Lynne Britton	Mark Benzel
Daryl Schreiner	Allan Fisher	Daryl Schreiner	
walking trails maintenance	Roger Williams	Merlene Wolf	master board
Marilyn Vogel	Tom Emerson	David Hernandez	Marie Evans
John & Yvonne Jaso	Norma Sewell	Norma Sewell	Jim Murphy
Many Others	Linda Morris	Roger Williams	John Cress
past leaders & special advisors	John Cress	Rex Wallace	Marilyn Vogel
Ray Goff	past leaders & special advisors [cont.]	Al McFadden	Henning Guldhammer
Daryl Schreiner	Judy Board	Linda Olson	Morris Kivett
Cassie Siegal	Henning Guldhamer	Mike Serra	Dick Cook
Lanny Collins	village leads 1, 2 , 5, 6, 7, 8, 9, 10	Bonnie Roemer	
Jack Gisler	Linda Morris	Darrin Ezzel	
		Jeff Murphy	

Announcement to the Members of the Villages of Garrison Creek

The Villages of Garrison Creek has been named as an additional defendant in an ongoing litigation. Nine current and former Board Members are being sued by two residents on Crestlane Drive and Phase X now calling themselves Hawk Hill Association. The Master Property Management Association is now included in the complaint filed with the court as a defendant.

The Board has already notified the HOA insurance company of the complaint and an attorney is being named to represent the Association in this matter. This attorney will be separate from the attorney already appointed to defend the nine individual defendants. The attorneys will, however, cooperate with each other in strategy and actions.

The Board is aware of the issues and the basis for the lawsuit. We have every confidence that this matter will be resolved without damage to the Association or the current defendants. We will keep all homeowners informed as much as possible as advised by the attorneys.

You should be aware that it is not unusual for Homeowners Associations to be sued and we appreciate the continued support of our members. As members of the Association you are not liable for damages as it is the non-profit corporation of the MPMA that is named in the suit.

Our lawyers have advised us not to discuss the specifics or the strategy of the case. As this is a legal matter, it can only be discussed in Executive Session by the Board.

Be assured that the current Board Members and the past Board Members named in the suit have always acted in the best interests of the Villages of Garrison Creek.

**VILLAGES OF GARRISON CREEK
MASTER PROPERTY MANAGEMENT
ASSOCIATION**

Annual Meeting

December 8, 2019

OFFICIAL ELECTION RESULTS

Ballots:

Issued	140
Not returned	-5
Cast	135

2020 Budget:

Yes	87
No	44
Abstain	4
Total	135

Board Members:

Marie	Evans	98	Elected
Marilyn	Vogel	107	Elected
Morris	Kivett	75	Elected
Jim	Murphy	102	Elected
Denise	Bartlow	107	Elected
Dick	Cook	104	Elected
Linda	Olson	107	Elected
Linda	Morris	1	
Edward	Servis	1	
Cassie	Siegal	1	

Attendance:

In Person	101
By Proxy	39
Total for quorum	140
Absent	100
Total membership	240