



Master Property Management Association

DIRECTORS: Dick Cook, Marie Evans, Jim Murphy, Linda Olson, Denise Bartlow

BOARD MINUTES .. Wednesday June 24, 2020 [2:00pm .. Zoom Conference]

GUESTS: Jack Gisler, Bonnie Roemer, John Jaso, Tom Emmerson, Frank Laufer, Michele Wollert, D Schreiner

QUORUM CALL & SIGN IN: All board members present including guests listed above ..

MARILYN VOGEL [VGC Vice President] resigned, effective immediately .. Marilyn said she is “scrambling to get everything taken care before she leaves [for Portland] July 7th .. I have enjoyed my time on the Board and various committees but it is time for other residents to step up and volunteer.”

1. WRITTEN COMMUNICATION:

- **GVW TREES** .. Received from Jane Shaw a question concerning trees along GVW; This topic will be covered later in the common area report ..
- **OVERFLOW PARKING LOT WEEDS** .. Received text from Donna Fisher asking when weeds on the edge of over-flow parking lot be cut? **Ike completed work on 06/24/20**
- **STRAY CATS** .. Received email from Katlyn Patia concerning stray cats digging in her backyard. **Item assigned to ARC to follow up.**
- **PEDESTRIAN CROSSING at GVW/Myrna RD** .. Received August 2019 letter to Barbara Collins from the City of Walla Walla. WW said although it was important to WW it was not a priority until Myra Rd Commercial Property was developed with stop light paid for by developer. WW said to talk with CP. Michelle Wollert has background on this issue.
- **WET SPOT in FRONT YARD** .. Received email from Chris Woiler, whose front yard borders Larch street berm & Parkside street and has drainage problem in his front yard. Kevin @ Smith Brothers and Dick Cook are investigating causes and will recommend course of action ..
- **RESALE INFORMATION** .. Mario Martinez [Village 8] contacted Dick for information needed for sale of his vacation rental house. Dick was pleased that most of the information needed was available thru our website's public and members content sections except for monthly village/master dues. Also, Dick acknowledge the excellent work on the recently completed Homeowners Handbook which is a key part of our resale information.

- **NEGATIVE SIGNAGE ON SIDEWALKS & WALKING TRAILS ..** Received email from Linda Burbank expressing concern about the temporary signage added along sidewalks and walking trails feeling it gave a negative tone. Also Linda asked if stop signs at gazebo could be changed to yield signs similar to the clock tower. Dick responded that gazebo stop signs are in the plan to be replaced with yield signs .. An, added that the temporary sidewalk [s] signage added due to the increased foot, bike, scooter, and skateboard traffic was related to COVID 19 social distance and safety concerns.
2. **MINUTES:** February 26, 2020 meeting minutes were presented. It was moved by Jim and second by Marie to approve the minutes as presented. Motion passed unanimously.
 3. **FINANCIALS:** Marie reviewed financials and reported that there were no delinquencies and we were on target with the budget. Presently we have spent all but several hundred dollars of our legal budget. Marie suggested a purchase of a laptop for the board treasurer to use. It could be used to communicate with Jim Hall on the QuickBooks, centralized accounting system. John Jaso reported a reduction in the cost of algae prevention which could save about \$900 this year. Marie made motion to accept report .. motion seconded by Denise. Motion passed unanimously.
 4. **CENTRAL ACCOUNTING:** Installation of Central Accounting system will comply with Washington State law for auditing purposes. All monies will be centrally located at one bank. Phases 2 and 5 have responded that they will work with HOA to comply. Phase 10 has not responded. All other Phases currently work with our accountant, Jim Hall. Dick stressed that all phases will still be responsible to developing their own budget and submitting/approving all Village expenses. All bills will go thru Jim Hall. Jim M moved to pass the policy; Linda seconded the motion. Motion passed unanimously.
 5. **COMMON AREA UPDATE:** John Jaso presented a report on the trees along GVW. A committee consisting of John, Yvonne, Tom, and Ray have completed an evaluation of the trees condition. The original planting of trees, 20 feet apart has created the decline of many of these, in addition to the planting trees that are not pest resistant. This overcrowding has led to competition for water, nutrition and has opened them to pests, in addition to ensuring their continued decline. Those walking along GVW will note by looking upward, the poor condition of many of our trees. Bare branches, growth only at top are common in a many of the trees. This has been caused by placing the trees too close together. John showed the board pictures of nearby trees that are correctly spaced, they are healthy with beautiful canopies. These examples can be viewed along Myra road in front of Regency, Veterans Hospital and on Larch Ave by the Seventh Day Adventist Church. These example show trees spaced 30-35 feet apart. It is proposed by the common area committee to remove the trees that are in poor shape, opening the spacing for future growth of healthy trees and adding pest resistant trees in some locations. Currently the committee is waiting for an estimate for the work. Dick spoke of the repairs to be made on the West pond and expressed confidence that the cost will not come close to the budgeted amount. The East pond will continue to have work done in the landscape surrounds. Upon completion of the block ledge, it was noted that youth bicyclists were using it a race track. Additionally, rocks are being thrown at ducks, these rocks have potential to tear the lining, in addition to harming birds. Large boulders will be cemented to the top of the ledges, stopping the bikes, with additional plantings making it difficult to access. Smaller, rounder gravel will be added to existing rocks. Two floating islands with vegetation were proposed for duck habitat. Additional work on drains will raise the water level 1-1/2 feet, the correct level. The pipe with 3 jets will be submerged.
 6. **VOLUNTEER RECOGNITION:** Dick will be working on a list of volunteers who are key to the success of the our homeowners association .. .

7. **MANAGEMENT 2021:** Dick spoke of the need to restart the committee to work on the passing of the Covenants and Bylaws which has been delayed due to the COVID-19 crisis. He recognized the extraordinary work that Kurt Carlson has done on this project, putting in hundreds of hours and saving many thousands of dollars from our total legal costs. Dick indicated that Kurt recently resigned as lead to this project.

8. **BRIEF UPDATES:**

- **SAFETY/SECURITY** noted the completion of a walk thru of Village streets. Over grown shrubbery was noted as a security concern, with a few homes walkways and porches completely covered. In addition, overgrown shrubs and trees are preventing motorists from observing pedestrians at street crossings. Social distancing due to COVID-19, and signage relating was noted. Some signage is working well, the gazebo is still experiencing bike, scooter, and skateboard traffic. Question was asked of ARC on speed bumps. Jim indicated he is obtaining estimates. Location of speed bump was suggested for GVW between Larch and gazebo.
- **STRATEGIC PLANNING** is working on an information sheet of all committees to use as a recruitment tool for new volunteers.
- **NEIGHBOR/NEIGHBOR** Linda Olson spoke of the continued success of this during the COVID-19, and will combine it with the social committee to organize events.
- **NEW VGC HOMEOWNERS HANDBOOK**- Linda asked what the expectations were for the handbook? Was it to go to realtors or be handed out to new residents. Dick said the handbook was developed to be used by all homeowners, renters, realtors and in the orientation process for new and potential buyer. Linda said the social committee could take on the welcoming of residents and delivery of handbook. Everyone thought that was a “great: idea.
- **ARC** Jim is working on obtaining estimates for yield signs, speed bumps, and pedestrian crossing markings.

9. **NEXT BOARD MEETING:** is planned as a Zoom meeting and will be held July 22, 2020 [2pm]

10. **EXECUTIVE SESSION:** Marie moved, and Linda seconded that the board go to executive session for the purpose of discussing personnel and legal matters. Motion passed unanimously. No action taken during executive session ..Marie moved and Denise seconded to come out of executive session. Motion passed unanimously.

11. **ADJOURNMENT**