



Master Property Management Association Board Meeting Minutes-DRAFT

February 24, 2021 [ZOOM] Conference

VGC Board of Directors-Dick Cook, Marie Evans, Jim Murphy, Linda Olson, Denise Bartlow, Joyce Beecroft, Jeanne Joyal

Quorum Call-All Board members present.

Guests-John Jaso, Hillary Harshman, Allan Fisher, Lauren Ann, Carmen Strobel, Alona Bock, Phalba Thomas, Liz and Walt Meske, Daryl Schreiner

Minutes-January 27, 2021 minutes were presented. Jim made motion to accept as presented. Jeanne second the motion. **Minutes approved unanimously.**

Financial Report-Marie gave the financial report for the month of January. She reminded all of the new layout of the reports, the Master Board, Reserves, all Villages and Total reports. Jim indicated he liked the new layout. Marie did state that because of the snow storm, we have now exceeded our snow removal budget. Marie moved to accept the financial report as written, Joyce second the motion. **Motion passed unanimously.**

Committee Updates-

- Jim reported for the **ARC** committee, stating he had received an email claiming that the ARC committee should only be three members. Jim explained the history of the ARC committee membership contained three developers, and two project assistants. The three developers were the only one listed as they wanted control over the committee. The CCR's were never updated to show more than the three, because of the control issue. All current members of the ARC committee have position titles. They are outlined in the **February ARC report** to board that is attached. Jim feels comfortable in the current structure. Weather conditions have slowed down progress of current projects. Speed bumps have been moved to low priority pending consideration of increasing speed limit on GVW to 20 MPH. Read further in this report regarding 20 MPH on GVW. Donna Fisher, Tom Emmerson and John Jaso are working on research for large rocks to possibly be placed in the gazebo circle to limit vehicles driving on grass. Placement would be 15 feet passed the one-way sign indicators. Information on doggie disposable bag stations will be presented at March board meeting.

Marie asked if he was aware of any other HOA installing doggie stations and the success of. Linda stated she has a relative who lives in a HOA, which has one, and indicated that it works. Jim asked if she knew how they were managing it, and Linda did not know. There was a discussion on where to install and how many. Jim stated that at the next ARC meeting they would discuss the replacement of entrance and speed signs. Linda asked Jim if he had reviewed the proposed parking survey. There was a discussion of the proposed survey of the members on the issue of parking. ARC is looking at the survey and will get back to the board. Allan Fisher spoke against surveying membership as he does not want the rule to change. Speaking in favor of the survey were Marie, Jim, Daryl Schreiner, and others. The survey is still in draft form and distribution will be planned by the board.. Jim moved the conversation to speed on GVW, telling us the police will not cite a speeder unless the speed limit is changed to 20 MPH. Jim feels that most people who speed do not live here. Daryl asked if our private property is enforceable along GVW? Are there habitual offenders, or consistent trespassers? Are there rules we can enforce? Jim indicated we would need to consult an attorney to answer that. John gave input on the boulders around the gazebo, asking if it would work better for the landscaper if there were trees there instead of boulders? He also commented on the doggie bag stations, stating that there are often filled bags left on the ground and sidewalks. Would the cost of the stations justify?

- Joyce reported from the **Safety/Security** committee. The removal of shrubbery from the gazebo walkways has been completed, making a safer walk for pedestrians, as cars can now see them. Low growing shrubs will be planted in replacement during the spring. This was a team effort with common grounds and ARC. The College Place Police dept loaned us their speed control trailer for one week. Ray Goff coordinated with Officer Nordham to move the trailer daily. The purpose is to make drivers aware of the speed limit, and their own speed. The snowy weather had brought difficult conditions to the streets and sidewalks. It is advised to remain indoors until safe, and to use extreme caution when using the pathways, especially the southside path which remains in the shade for longer than other walkways. Joyce acknowledged that we have moved to Phase 2, but are still recommending wearing masks and social distance, due to COVID-19. Linda asked about a snow removal contingency plan. Dick indicated that we had the perfect storm. Over 20 inches of snow, illness with Ike, and equipment difficulties. Became overwhelming. We were able to secure Jason James who was able to clear out our streets. Dick stated that we have residents who rely on home health, and medical assistance who were having difficulty. Membership was kept informed daily by email of the most recent snow news. We did have a resident unhappy with the sidewalks along Larch, and called the city, who informed them the sidewalks were our responsibility for clearing of snow. **Safety/Security report attached.**
- **Homeowner Handbook**-Linda indicated that handbooks have been printed for new members and those who lack an internet connection. She asked Denise if the most current updated copy were listed on the Website, Denise indicated she would check.
- **Common Area**-Dick reported that he, Ike, and Ray Goff will be meeting next week to discuss snow removal, and the upcoming spring season.

Village 7 Water Research-John reviewed with us a chart he had developed showing water usage for three years, 2018,2019,2020 in villages 1,2,5,6,&7. Currently all these Villages are on one water meter. He indicated we need to have better control over common area watering by landscapers, but that the biggest water usage occurs with individual home use, watering

backyards. He is strongly advocated a reduction in watering days, to promote better stewardship of water. He also recommends that homeowners monitor their sprinkler timers, adjust to every few days instead of every day. This alone can result in significant savings. In addition, Village 7 is seeking permission to research the possibility of a separate water meter for Village 7. John has spoke to the city and they have offered their assistance with the research. Currently, they need to determine where the supply line for Village 7 is, and if it is one or multiple lines. Dick inquired if he was asking board permission to go to CP and find out where the Village 7 line was? Dick also indicated that phase improvements are sometimes covered by ½ from the board. Dick also indicated we need to work harder with landscapers to control the water. Marie indicated that no motion was needed to do the research, and Linda instructed John to do the research on the cost associated for a meter for Village 7. Daryl wondered how it would affect the other Villages. Dick stated that Ray Goff had done previous work on water equity. John again stated that we need to work with contractors on watering, Marie added that they do work for us. John also added that it is normal for some brown spots at the height of the summer, it is not a big issue.
Water Research reports Attached.

Member Comments-Linda stated an email had been received from Mr. Woiler regarding some questions he had. Linda asked if he was present during the board meeting to comment on his email. It was noted that he was not present. She indicated the email had been received within the last couple of days and that a response will be sent by next board meeting.

Executive Session-Marie made a motion to leave board meeting and go to Executive session for the purpose to discuss legal, delinquencies. Jim second motion. **Motion Passed.** No action taken during executive session. Jim moved to come out of executive session and Joyce second it. **Motion passed unanimously.**