



Master Property Management Association

Board Meeting Minutes

March 24, 2021 ZOOM Conference

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

Quorum Call- All Board members present.

Guests-Phalba Thomas, Sarif Bakhoun, Cindy Brewster, Shannon Nelson, John Jaso, Colleen Boyd, Daryl Schreiner, Donna Fisher, Michele Wollert, Linda Burbank, Carmen Strobel, Ray Goff, Tom Emmerson, Richard Gilliland, Alona Bock, Jeannie Esteb. One guest not admitted, due to lack of identification, listed as "Zoom User". Board members agreed to not admit until identification was made.

Minutes-February 24, 2021 minutes were presented. Marie made a motion to accept as presented. Jeanne second motion. **Minutes approved unanimously.**

Financial Report-Marie gave the financial report for February. We are on track to match budget, except for snow plowing, which went over budget by \$1700. She suggested that the future budget amount should be higher next year. In addition, the street light repair budget has been exceeded. She reminded everyone that the association owns the street lights in Village 1 and 2, making us responsible to repair and for bulb replacement. The 2018 and 2019 audits are now complete and have been posted on the website. 2020 audit is being worked on. We are required by law to complete yearly audits. Marie made a motion to accept the financial report as written. Dick second the motion. **Motion passed unanimously.**

Committee Updates-

- **ARC** Dennis Olson reported for ARC. Currently the ARC members include Jim Murphy, Dennis Olson, Carmen Strobel as Asst. project manager, Donna Fisher as historian/ emeritus, and Tom Emmerson on landscaping with John & Yvonne Jaso as consultants. Property maintenance reviews have been completed for Villages 1,2,and 5. 33 homes in these 3 Villages require some detail to fix. Dennis will complete Villages 7,8, and 9. A discussion on doggie bag stations took place. Carmen spoke on the different types of stations and the cost associated with each. Those dog owners present indicated that they pick up after their pet, and feel that other residents are also

responsible. The general feeling was that these stations would be for visitors from outside the Village. Education thru signs and flyers was suggested, with Michele Wollert offering the use of “pick up after your pet” signs that she has. Donna reminded everyone that the current signage does state to pick up after your pet. The board agreed to pass on the doggie stations and Dennis and Carmen agreed for the ARC committee. Tom brought up the issue of dogs off leash, and indicated this has been occurring in the area south of the creek.

- **Safety/Security-** Denise reported that letters had been written to both Regency and the Walla Walla Housing Authority asking them to educate their employees and residents on the posted speed limits on Village streets, and in addition educating them on the ownership of our streets. Many of them may not be aware that these are private roads paid for by the owners.
- **Social Welcome-** Joyce stated that currently there are reps from all Villages, and that they are willing to help with safety/security by being the eyes in their Villages. The volunteers in this committee are beginning to dream of various social events as we move into reopening phases. The Pets of the Villages was begun with flyers posted at the mailboxes highlighting pets and their owners. Linda told us how this has brightened everyone’s day. She also let everyone know that Andy’s market has generously given gift cards to add to welcome bags.
- **Common Grounds-**Ray reviewed the documents that had been emailed to board members, highlighting current and upcoming projects. The volunteer group has walked the trails and paths charting out landscaping projects, and marking some plants and trees for trimming or removal. Most work can be done by volunteers, but there is some that will be considered unsafe for them to do, and will be hired out. He asked for board approval to purchase trees for planting at the clock tower and gazebo areas, to eliminate vandals driving across the circles. There are plans to add a few trees to the hillside in Village 9, and include a mini park in the mailbox area. In addition, a few trees will be added to Village 9 walking trail north of the alley. Ike Muro has indicated that they can get irrigation to the new trees. Dick asked if a water spigot could be added at the same time in the Gazebo area. Ray will speak to Ike about this. Marie made a motion to accept the recommendations of the Commons grounds and buy the trees. Dick second motion. **Motion passed unanimously.** Ray also brought up two ongoing projects that are being considered. They are discussing locking mailboxes for Villages 1,2,5,6,7, Villages 8,9,10 already have locking mailboxes. Currently the Master board has been responsible for the structure around boxes, and the Villages have been responsible for the mailboxes. The reserve study committee includes Ray Goff, Lanny Collins, Henning Guldhammer and Rand Stroble. The draft this committee is working on addresses the move to locking boxes, costs, and who pays for what. They are also discussing exterior fences that face Lyons park and 6th. Who is responsible for maintaining, how to maintain the look and the costs associated.

Member Survey-Linda spoke of moving forward with the CCR’s and in doing so we must listen to the members. The survey is designed to find out what members think about parking, common grounds, and other important issues. This is advisory only. The committee should include 2 board members, a member from ARC, and a homeowner. Marie stated that there are costs associated with doing a survey, the boards feeling that the best way to get to everyone would be to mail it. Marie made a motion that the MPMA board conduct a member

survey sometime in the next couple of months with the cost, no greater than \$450.00, being taken from the contingency line item in the budget. Dick second the motion. **Motion passed unanimously.** Donna asked is this the same survey we saw. Marie stated that it is still being worked on. Dick reminded us of the 2014 survey sent out to owners and indicated he would email a copy to board members to review.

Water Research and Recommendations- John Jaso spoke about the Village 7 project with water meters, and their discovery that there are two lines, that go under 2 roads, running to Village 7. This eliminates the feasibility of making a separate meter for Village 7. The five Villages, 151 homes, that share this meter used 20 million gallons of water in 2020. This is shown to be 5x the amount of water recommended to use. John is suggesting that thru adjustments of back yard timers, landscaper-controlled timers, and education of residents on recommended amounts and time of watering, we can significantly reduce our water usage. This may include assisting homeowners in setting and adjusted their timers to reduce water consumption. John asked for permission from the board to be able to communicate with Village leaders and landscape contractors with recommendations. John was given permission by board members to go ahead with the communication. It was noted that landscaping contractors would be concerned with getting complaints about brown spots in lawns, and John stated that it will happen, but that the lawns will recover in September. The job is to convince and educate. He noted that most of the lawns had not been aerated, resulting in hard compact ground where water runs off and into the street.

Member Comments- Linda indicated she had received two email questions. One about the missing shingles on the clock tower, and Dick stated that it is on his list to fix. The other question concerned rental policy and Linda will answer. The members present were asked if anyone wanted to speak to the board at this time, and no one responded.

Calendar- The next Board meeting will be on April 28, 2021. It is hoped that as Washington State has moved to phase 3 that this can be an in person (with masks) meeting at Son Bridge. This will be decided closer to the meeting date.

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

Adjournment