



## **Master Property Management Association**

### **Board Meeting Minutes-DRAFT**

**May 26, 2021 SonBridge**

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

**Quorum Call** – Present - Linda Olson, Dick Cook, Marie Evans, Denise Bartlow, Joyce Beecroft, Jeanne Joyal. Absent - Jim Murphy.

**Guests** - Jeanne Ziske, Dennis Olson, Yvonne Jaso, John Jaso, Ray Goff, Colleen Boyd, Charles Boyd, Tom Emmerson, Donna Fisher, Liz Heisler, Liz Hanafin

**Minutes** - April 28, 2021 minutes were presented. Marie made a motion to accept the minutes as presented. Jeanne seconded the motion. **Motion passed unanimously.**

**Financial Report** - Marie reminded everyone that the financial reports are posted to the website before the board meeting. Currently, we are one-third of the way through the year and on target for budget. There is a cushion of over \$43,000 that has been provided by residents who prepay their dues. American Family insurance has notified us that there will be no rate increase for 2022. Marie explained landscaping charges. Some charges are contracted, and we pay the same amount every month to the landscaper. Other charges are extra, such as special projects or repairs to irrigation. These different charges can be identified on the financial report by hash tags for contracted charges, and no hash tags for non-contracted charges. Marie made a motion to accept the financial report as written. Linda seconded the motion. **Motion passed unanimously.**

### **Committee Updates -**

- **ARC.** Dennis Olson gave the report for ARC. Three ARC members will be retiring- Jim, Tom, and Dennis. They will be naming their replacements. Both Dennis and Tom have agreed to continue to act as consultants for the committee. Dick asked if there was a final plan for the Gazebo to deter driving on the lawn. Tom reviewed what had been discussed in the way of shrubs and landscaping boulders; at this time, no decisions had been made. Also discussed by ARC had been the installation of lighting inside the Gazebo. See full ARC report attached to minutes.
- **Safety/Security.** Denise reported that the safety committee, with the help of Jeanne Joyal and Rick Bartlow, completed the crosswalk stripping in three locations, starting at

the Gazebo and continuing to Creekside. These simplistic crosswalks appear to have been well received and it is planned to add the two other pathway crossings on Creekside. Vehicles have been observed stopping to check for pedestrians, and parents have been observed instructing younger children on the use of the crosswalks. A concern was noted about the presence of electric scooters on the walkways and paths. One of these groups were young adults who had rented the scooters from a location by the University and another group were also adults, here visiting Grandfather.

- **Social/Welcome.** Joyce extended a Thank You to Andy's Market for their donation of gift cards that will go in the welcome bags for incoming new residents. All committee members are involved in the planning of events scheduled to take place throughout the year. See full Social/Welcome report attached to minutes.
- **Common Area.** John Jaso reviewed the pond drainage project. The pond was lowered by 18 inches, which allowed the inspection and determination about a liner. As anticipated, no full liner was found. The pond was kept empty for 3 days to determine if ground water was seeping in and the pond rose by 6 inches in that time. The ground water seepage will not allow for a full liner to be installed in the pond. Currently, the pond depth is from 4 ft to several inches due to sludge and debris. The dredging this fall will keep the deeper sections at about a depth of 4 ft. There are plans to reinforce a portion of the side of the pond to eliminate erosion in those locations, maintaining the naturalistic look. The footprint will remain the same and no major landscaping changes are planned. Excessive pond grasses and willows that block the view from the road will be removed. The anticipated start date for the project is mid-August-early September, and currently it has a ballpark estimate of \$50,000-\$55,000. Ray will be informing the reserve analyst of the absence of a liner in the pond. Dick spoke of his concern that he observed after living next to the pond for 16 years. Several times a year, large quantities of rain will raise the level of the pond 8-12 inches. When this happens, bark along the banks is pulled into the pond and makes its way to the pump, which causes problems. He asked with the new landscaping, to keep the bark away from pond edges. Ray extended his thanks to the many volunteers who have made numerous projects possible and have saved the Villages thousands of labor dollars. Ray was asked if Joel Tax, the reserve analyst had been asked to make a presentation on the reserve fund. Ray indicated he would check on his availability to do so. See full Common Area report attached to the minutes.

**Community Member Survey Update** Of the 240 surveys that were mailed to owners, 157 were returned, over 65% responding. This is an incredible amount and indicates to the board that members want to be heard on issues. Approximately 80 of the surveys were returned with written comments. An overwhelming amount of people use the pathways and roadways almost daily for walking. It was generally felt that the appearance of Village property was good, and the Board was cautioned not to let that slide. It is anticipated that the complete report will be completed shortly and at that time it will be posted on the website, in addition to an email going out to members that it has been posted there. This report will include a tally of all questions, listing of all comments received, and an analysis done by the 5 committee members. Due to the number of responses received it has become a large and exciting task.

**CCRs and Bylaws Update** Dick reviewed the history of the CCR's and Bylaws and the need to draft new ones. Old covenants may no longer be legal, and new laws have been passed. A committee of 6 has been formed to continue the work previously begun before the pandemic.

**Member Comments** Donna Fisher presented to the board her request for monies from the reserve to stain the fencing on both sides of the street at the Larch street entrance. Recently, arborvitae was removed from one block, beginning at the entrance. ARC, at the most recent meeting, has chosen “Hawthorn” stain color for fences. Charles Boyd, who owns one of the homes by the entrance, expressed his concern about stain colors. He has been planning to stain his fence and had purchased the stain to do so in a previously approved color. He asked if he is now able to use it. Linda indicated to Donna that her request will be reviewed and she will receive an answer. Colleen asked about trimming dead limbs from trees by the entrance. Ray responded that there are many trees along GVW where dead limbs are now exposed. This is a safety concern and will be looked at.

**Calendar** The next Board meeting will be on June 23, 2021, at 2pm at SonBridge.

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

**Adjournment** Linda adjourned the meeting.