



## **Master Property Management Association**

### **Board Meeting Minutes-Draft**

**August 25, 2021, SonBridge**

**VGC Board of Directors – Linda Olson, Dick Cook, Marie Evans, Denise Bartlow, Joyce Becroft, Jeanne Joyal**

**Guests** – Sharif Bakhoun, Cindy Brewster, Leny Turney, Donna Fisher, Anita Williams, Dan Halstrom, John Jaso, Cindy Yegge, Ray Goff.

**Quorum Call** – Present – Linda Olson, Dick Cook, Marie Evans, Denise Bartlow, Joyce Becroft, Jeanne Joyal.

**Minutes** – July 28, 2021, minutes were presented. Dick made a motion to accept the minutes as presented. Marie seconded the motion. **Motion passed unanimously.**

**Financials** – Marie reported on the financials, stating we are on target for the budget through July. Currently, on the Irrigation repair line, we have spent \$6000 of the \$10000 budget. The budget line, tree, and plant replacement, is over budget due to storm damage. This will equal out with other areas where the budget is under. Marie reviewed the difference in budgeting lines, giving the example of Garrison Village Way. To assess the total cost of maintaining GVW, these expenses are separated from other like expenses. Marie indicated there is a tentative schedule for the Finance committee to begin the work on the 2022 budget. The plan is to open this process for member comments and suggestions during September. The Finance committee will then present the proposed budget to the board, and when the board accepts a proposed budget it will go to the membership for approval. Linda stated that the plan was to open for comments and suggestions for 3 weeks during September, and have a meeting to review comments. This may be altered due to changing COVID conditions. Marie made a motion to accept the financial report as written. Joyce seconded the motion. **Motion passed unanimously.**

### **Committee Updates –**

- **Safety/Security** – This committee will be painting crosswalks in prep for winter. In addition, two more crosswalks will be painted on Creekside, when the pathway crosses the street from the bridges. This painting will occur Sunday, August 29<sup>th</sup>, in the morning hours.

- **Welcome/Social** – Village reps continue to be busy delivering welcome packets as new residents move in. The first of several game nights was held at the Gazebo on August 20, with 16 residents attending. That night was bingo, and another bingo game night will be held on August 27<sup>th</sup>. Trivia is planned for two evenings in September. A Halloween event is being planned for Oct. 31<sup>st</sup> at the Gazebo in the afternoon. This will be a costume parade for children, pets, and adults. Cider and cookies will be served after. Cindy asked about the possibility of a social function for her Village, and she was directed to the rep for that Village and given suggestions for locations to have the function. Dan suggested that the Gazebo could be used for a community BBQ.
- **Common Areas – See attachment for complete report.** Ray reviewed the process that has been occurring to obtain the services of landscaping and irrigation specialists. Some time back, Jack Gisler began the search for an irrigation specialist for Village 8. As Ike's health deteriorated, he broaden his scope to include the whole Village. He has spent many hours developing criteria and making contacts with landscaping companies and irrigation specialists. Ray indicated that the Muro family has committed to providing services thru August 31. The board will need to decide to continue with Muro after that time. Anita asked how many employees Muro still had, and Ray stated that 5 employees were here working on Tuesday. Dan asked what arrangements the family had made to register the business since Ike has passed. Ray stated that the family had not offered that information. Linda stated that the big issue is the lack of an irrigation specialist. Ray indicated that Benjamin, Ike's brother had previously worked with Ike on irrigation, but that had been some years back and he did not have any knowledge of current conditions of the system. Marie acknowledged the many hours that the common areas committee have put into this important project. Ray spoke about the West Pond project, reviewing the history of this project. We now know that there is not a liner in this pond, nor can one be installed due to water coming into pond from an underground spring. Dan is currently working on the permit process with the Dept of Ecology. Ray presented a proposal from Eagon Excavating and Construction Co for the completion of the draining and dredging. Ray reviewed the work done by Tree Monkeys. The Reserve committee will have their first meeting on August 27<sup>th</sup>, to begin the process of drafting the Reserve spending plan for 2022. Marie asked how the \$100000 savings on the west pond project will affect the reserve. Ray indicated that it would eliminate the pressure to raise fees to fund the reserve. He emphasized the continued need to fund the reserve. Dick indicated that previously we had been underfunded. Ray added that the state recommends a reserve fund. Dick reminded everyone that we have never had to ask for a special assessment, and that has been the goal. Ray was positive that our savings for the repairs or replacements is on the right path. Our reserve analyst is now telling us we are going in the right direction. Linda indicated that the board would consider the contract for the pond during executive session and have a decision.
- **CCR** – Dick reviewed the history and process of rewriting the CCR's. The ad hoc committee who is currently working on this are – Dick Cook, John Cress, Beth Pinkers, Jack Gisler, and Marie Evans. After posting the CCR draft to the website for members to review, there have been 15 responses received. These responses will go to the committee for review. Some of the subjects that have come up are questions about the use of proxies, board member qualifications, conflict of interest for board members and

committee members, amount of control the board has, due process needs to be clear, questions concerning the use of pocket parks, vacation rentals, rentals. Linda indicated the hope that individual Village leaders would assist in communicating to members about the CCRs. Dan asked a question about Village governments. He did not see where the CCR mandated Village governments. He feels there are problems with some Villages who lack leaders, with problems not being resolved. Dan suggested that if a Village did not have a leader, then someone should be hired to do the job and the Village charged for it.

- **ARC** – Dan reviewed the restructuring of the ARC committee. Jeanne Joyal is moving from the Village and Denise Bartlow will replace her on the committee. He indicated that several projects have been requested, some complex and others simple.
- **Memorial** – An idea has been proposed to place a memorial to Ike at the West Pond. He was exceptionally proud of the work done on the pond. The ideas include renaming the pond after Ike, and placing a bench with engraving at the ponds edge. This project will be funded from private donations. A small committee is looking into options.

**Member Comments** – Several comments have been received on the CCR draft. These comments will go to the committee for review. Communication was received from Village 10. A question from attending guests, asked what the next step for the memorial was. It was indicated that this is not a board project, but is member driven. The next steps will be determined by the residents working on the plan.

**Calendar** – The next board meeting will be September 22, 2021.

**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 unanimously.** No action taken during executive session. Marie moved to come out of executive session. Linda seconded the motion. **Motion passed unanimously.**

Marie made the following motion, “I move that the Board terminate our relationship with Muro Landscaping on August 31, 2021, and temporarily use the services of Tree Amigos LLC”. Dick seconded the motion. **Motion passed unanimously.**

Marie made the following motion, “I move that the MPMA Board support the ARC proposal to disband the use of the overflow parking lot and implement a temporary exemption to the Land Use Standards, Parking and Garages”. Dick seconded the motion. **Motion passed unanimously.**

**Adjournment** – Linda made a motion to adjourn the meeting. Marie seconded the motion. **Motion passed unanimously.**