



Master Property Management Association

Board Meeting Minutes

September 22, 2021. SonBridge

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

Guests – Brian Rich, Donna Fisher, John Jaso, Lanny Collins, Charles Boyd, Dan Halstrom.

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

Minutes – August 25, 2021, minutes were presented. Marie made a motion to accept the minutes as presented. Dick seconded the motion. **Motion passed unanimously.**

Financials – Marie presented the financial report, stating that we are still on target for budget for the year so far. The 2022-year budgeting process has begun, and a comment/suggestion input time was offered to members. There were two received through email. In addition, an in-person meeting was scheduled at the gazebo on September 19th, and five members attended. These were provided in response to concerns expressed last year, that members had not had an opportunity for input. Marie stated that the Finance Committee will work on keeping dues in line with 2021. Currently in the process of completing an audit of 2020. She pointed out that insurance costs have not risen, and inquiries will be made to include a policy to protect outbuildings, such as clock tower, and gazebo. She proposed adding monies to the budget to conduct another member survey next year. Currently waiting for Muro Landscaping to submit final billing before sending last payments. Next year will show a separation of landscaping and fertilizing including chemical weed/bug control costs as those will be contracted separately. Marie pointed out the charge from Tree Monkeys whose bill came to \$3315.23 for the canopy cleaning and raising of all trees along GVW. They did an excellent job, and this should reduce debris from dropping, causing hazards. Marie made a motion to accept the financial report as written. Jeanne seconded the motion. **Motion passed unanimously.**

Committee Updates –

- **Safety/Security** – Denise reported that the crosswalk project has been completed. Previous crosswalks were repainted, and two more were added. They are located at the

trail crossing from bridge 2 and bridge 3. The committee also assisted in identifying sidewalk trip hazards, placing markers along GVW and the SOC trail. Two line of sight hazards were identified, at Larch Street entrance, and at the alleyway exit for Heron Dr onto SE Creekside.

- **Social/Welcome** – Joyce reported that 4 games nights were held in the gazebo. Next event to occur will be a Halloween parade for kids, pets, and adults. This will be on October 31, 2021, from 2:30-3:30, with refreshments provided. The committee is continuing to hand out welcome bags, over 40 in 9 months. Previously the turnover count had been an average of 24-25 per year. Christmas events are in the planning stage.
- **Common Ground** – John Jaso spoke on landscaping, reviewing the process he is using to secure a business for fertilizing and chemical weed/bug control next year. Pro Lawn who had worked with Muro Landscaping to provide this, has indicated they are not interested in continuing. John has attempted contact with other companies, and has not received a call back. He will keep attempting contact. Before the end of the year the lawns will need winter fertilizing. Dick expressed thanks to the Jaso's for all the projects they have worked on. Linda added her thanks, stating that they have contributed hundreds of hours. Dan spoke of the pond project. Currently it is on hold while waiting for the owner to sign the contract. Lanny spoke for the Reserve committee, stating that they have met and have a first draft for the reserve budget. They have sent this to Joel Tax, our reserve specialist for review. Projected spending for 2021 was 285,561, and currently projected actual looks to be 189,916. Currently, they do not anticipate any pressure to increase reserve amounts for 2022.
- **CCRs/Bylaws** – Dick reported for this committee. They will **not** ask for a vote on the proposed CCRs and Bylaws this year, citing the COVID 19 spike and its effect on all parts of our personal and HOA life and including the amount of feedback recently received that needs to be worked through the committee and our VGC attorney. Some of the larger issues that will take time to resolve center on rentals, pocket parks, and the future role of individual governments in the Villages. The committee will continue to receive feedback on the proposed documents. Linda stated that this is an open transparent process that is member driven.
- **ARC** – Dan spoke of the flurry of activity the committee has had. A top priority is education for members as they have encountered a lack of knowledge, and awareness of what the rules are. Members have not participated in the process. There have been uncomfortable situations. On a positive note, a homeowner who wished to do landscaping in their front yard, submitted an engineered drawing, noting plants to be added, along with the picture of the proposed plantings. This made it easy for the committee to work with, and it was approved quickly. Dan brought to the Boards attention a retaining wall built recently at a home in Village 8. Approval had not been sought before project began and was completed. First response from the City and Fish and Wildlife was that the wall would need to be removed. After an inquiry of what could be negotiated, Fish and Wildlife indicated it could stay with the addition of native plants that will stabilize the creek, and trees that will provide shade over the creek for fish. On the SOC side, blackberries have been recently removed by a volunteer. As the retaining wall is on common ground in the riparian zone, Dan is asking the board to agree for the wall to stay with the additional plantings agreed to. A discussion was had with meeting participants about the riparian zone of the SOC trail, and the homes along the creek.

Dick indicated that a letter was mailed to homeowners in 2003 from the City of College Place, about the riparian zone and what can be done by homeowners in it. Brian suggested that a meeting of homeowners within this location be held, to be reviewed what can be done. Dan spoke of the ARC committees wish to be viewed as a collaborator. The committee contacted Fish and Wildlife in this case, negotiated the outcome, and help develop plans. Currently, most homeowners are starting projects without consulting ARC. Education is a top priority for this committee. Lanny spoke of Garrison Creek as it goes East, and how trashy it looks. The comments from Fish and Wildlife contact were very positive on the Villages care of the creek, but stressed the need for additional naturalistic, native plantings. Dan stressed the need and urgency for education of members regarding LUS regulation on property. Dan asked for a motion to approve the wall as built, with Fish and Wildlife contingencies followed. Marie made the following motion- "I move that the Board approve the recommendation of ARC regarding the issue involving the wall built in the common area along the creek, provided that the homeowners understand that the property, and now the wall, are common area for the MPMA". Dick seconded the motion. **Motion passed unanimously.** Joyce and Linda both recommended that Ray speak with the Tree Amigos who are working this project, educating them on HOA regulations. They are not responsible, but can work together with the MPMA as a team. Dan additionally asked the board for up to \$2000 for plantings as recommending by Fish and Wildlife to plant on the SOC side. It was agreed for up to \$1500 within the budgeted amount allotted for south of the creek planting. Dick reminded board of Fish and Wildlife's previous discussion on the creek, to provide shade, maintain a clear stream and no dams.

- **Member Comments** – There were no member comments from those present at meeting. Linda acknowledged the large number of comments concerning the CCR's and Bylaws proposed changes. Marie indicated that from time to time we receive requests to conduct meetings in the evening when people who work can attend. She suggested that we consider meeting in the evening occasionally, and Linda suggested that possibly quarterly would work. The board will look into planning evening meeting quarterly in 2022.
- **Calendar** – Next Board meeting is scheduled on October 27, 2021, 2pm, at SonBridge.

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.**

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