



Master Property Management Association
Specially Called Membership Meeting

January 30, 2022, 2pm by ZOOM

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

Members in attendance – Richard Bartlow, Judy Board, Susie Coblens, Chuck Boyd, Jon Jensen,
Linda Coffelt, Jeanne Joyal, Margaret, Madonna Doocy, Mike Serra, Joyce Beecroft, Cindy
Yegge, Barbara Larson, Dick Clover, Dorita Tessler, Beth Pinkers, Tom & Linda Emmerson,
Ray Goff, Daryl Schreiner, Hillary Harshman, John Cress, John & Yvonne Jaso, Janet Siviter,
Henning Guldhammer, Ruth Scofield, Heather Walley, Doug Tash, Diane Pease, Frank Laufer,
Brian Schnick, Caroll Hardesty, Allan & Donna Fisher, Brian Miller, Steve & June Tomioka,
Dan Halstrom, Elizabeth Heisler, John Gisler, and Patricia Bender.

Welcome and Overview – Linda opened the meeting with a welcome to the participants and gave an overview of the year 2021. Despite the large challenges that COVID and the death of our landscaper Ike Muro brought, there were many accomplishments. A new landscaping company was formed from the members of Ike's crew- the West Pond project was completed- clean up on walking trails- limb trimming on trees along GVW, the Larch Street entrance was refurbished- social events were held- and a member survey was completed. Progress was made on the drafts to the CCRs and Bylaws, but due to COVID and the need for extending the comment period, the process has not yet been completed.

Parliamentarian – Linda introduced John Cress who will be the parliamentarian for this meeting.

Quorum Call - Linda and John reported that a quorum had been met as over 75 ballots had been received thru the mailing. The quorum requirement was 75.

Committee Reports

ARC – Dan reported that ARC has a revamped committee. The committee has been working on revising the Land Use Standards, and is in the process of editing the content on the website.

Proposed CCRs and Bylaws – Dick reported on the progress of the proposed CCRs and Bylaws, which has been slowed down due to COVID, and the need to extend the time for input

from residents. Two points still to be resolved are- (1) what will the role of Village governments be, (2) and what to do with the pocket parks? See attached for full report.

Safety Committee – Denise reported for the safety committee. See attached for full report.

Social Committee – Joyce reported for the social committee. See attached for full report.

Common Area and Reserve Study – Ray spoke for this committee citing two large challenges in 2021. With the passing of Ike Muro, the Villages landscaper, the dissolving of his company left the villages without a landscaping service for common areas. A group from Ike's crew have formed a company and have been hired to provide the needed landscaping services, bringing with them the knowledge of our irrigation system. The other large challenge was the cleaning out of the West Pond. Eagan Excavating was hired for the job. This project had become necessary due to the buildup of silt and debris which had reduced the depth to approximately 3 ft. As completed, the depth is now between 6-7 feet, several springs were reopened, and the water is healthy. There was no liner found, which reduced the cost of the project that had been projected in the reserve study. Due to the springs, the pond is staying full on its own. The total cost of the project will come in at \$85,000 total. Other projects of 2021 included the refurbishing of Larch Street entrance. Projects planned for 2022 include continued sidewalk repairs and grinding, seal coating for roads, and a storage and maintenance shed. This will allow all the equipment we own to be stored in one location and more easily maintained. Currently waiting for a second bid. The preferred location is an addition to the clock tower. Ray estimates that there will be projected \$235,000 in spending for projects in 2022. See attached for full report.

Thank You's – Linda extended a "Thank You" to all committee chairs, acknowledging the many volunteer hours they have given. In addition, these committees are comprised of members who have also given time and energies for the betterment of the Villages. Please see attached extensive list of volunteers.

Lawsuit/Legal Update – Marie gave the report on the lawsuit and a legal update. She reported that on January 19, 2022, Judge Johnson of the Walla Walla County Court, dismissed the lawsuit with prejudice that had been brought on by Don Coleman, Sue Wright, and Hawk Hill Association, against 9 current and former board members and the Villages of Garrison Creek. See attached for full report.

2022 Operating Budget and Reserve Spending Plan – Marie named the members of the finance committee and the process that was used this year. In August an email was sent to members asking for input into the budget, and a hosted meeting at the Gazebo was held to answer questions and receive comments from members. Very few responses were received. The board approved and passed the 2022 Operating Budget and Reserve Spending Plan at the January 9, 2022, board meeting. Some of the changes within the budget are a new landscaping contract with Tree Amigos Landscaping (aka TAL), anticipated higher supplies and administration costs, and higher attorney costs. The proposed 2022 Operating Budget and Reserve Spending Plan are posted on the Villages website.

Update on Phase 5 Development LLC proposal – Dick Cook gave an update on the PFD application/proposal and the now suspended public hearing. Public Notices were first seen in the Villages on December 28, 2021. Our Board held an advisory meeting on January 12,

2022, with 18 of 25 invited leaders representing all Villages attending. At that meeting the following concerns were discussed: additional road easements were shown on the preliminary plan which had not been formally agreed to in the exit negotiations between PFD and the Association [i.e., extension of Creekside into 6th Street and the Crestlane/Falcon entrance] absence of walking trails and parks, and in general, the very limited common area space. The 6th Street entrance should be the primary entrance to the new development, and it is too narrow for a major road and didn't include space for bicycle paths. One consequence of the limited open space in the PFD proposal is the limited area to grow trees. Drainage is also a major concern as there is a high-water table on this property. Some existing homes within the Villages have water in the crawl spaces and run sump pumps. These concerns [and others] were sent to our attorney who drafted an Objection letter for residents to sign as one means of communicating with the City of College Place (CP). The Objection Letter also referred to the Village 10 Lawsuit challenging the legality of exiting the PFD property and whether the PFD property will remain as part of our VGC HOA. Copies of the Objection letter were circulated within the Villages by volunteers and delivered to CP; it is estimated that over 100 VGC homeowners either made visits to CP City Hall, wrote emails and/or letters, or signed the "Objections Letter" before the January 18th deadline. Dick said that a select Board committee will be appointed to develop strategies and priorities for future communications with VGC homeowners and CP; this committee will advise the Board in its work with the Association's Attorney. The bottom line is VGC homeowners want new homes on the PDF property, and they want homes and open space [walking trails & parks] that complement our current property as originally promised by Doug Botimer at the 2017 Annual Meeting. It is a priority to continue to provide feedback to College Place. Linda indicated that the board wants the feedback, and ideas from residents and they can be emailed in.

Election and Ballot Instructions – Denise gave an overview of the balloting and voting process this year, stating that once again COVID has dictated that this meeting occur by ZOOM. On January 12, 2022, the packets containing the ballot and stamped return envelope, bios of candidates, proposed 2022 budget and reserve spending plan, and cover letter were mailed to homeowners. The timing of the mailing meets the mailing time requirement of two weeks. Ballots need to be returned by mail by February 5, 2022, to be counted. Counting of ballots will happen on February 6, 2022, by a group of resident volunteers, and one non-resident observer. There are 3 items on the ballot to be voted on: (1) Approval of the 2021 meeting minutes (2) Ratification of the 2022 Operating Budget and Reserve Spending Plan and (3) Voting for 7 Board of Directors. Linda restated that the quorum had been met by the current count of received ballots in the mail. She also extending a Thanks to outgoing board members Joyce Beecroft and Jeanne Joyal for their work on the board. Allan Fisher asked about receiving a ballot as they are out of the area and had not forwarded mail. He asked for another ballot, and Denise told him she would confer with other board members and contact him regarding this.

Nominations from the Floor – Linda opened the floor for nominations to the Board of Directors. No nominations were received.

Closing Remarks and Adjournment – Linda thanked everyone for attending the meeting. She spoke of the boards wish for continued open communication and encouraged residents to send in comments. The meeting was adjourned.

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