



Master Property Management Association Board Meeting Minutes

January 9, 2022. SonBridge and ZOOM

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

Guests – by ZOOM – Jeanne Joyal, Linda Coffelt, Aurelia, Dan Halstrom, Thomas, Allan Fisher, Ruth Scofield, Kaitlyn Patia, Brian Schmidt, Marcus Allen, Jane Shaw, Liz Heisler,
In Person – Beth Pinkers, Rex & Dorothy Wallace, Greg and Sandi Cuff, Frankie Lauder, Kurt Carlson, Richard Gilliland, Mike Serra, Henning Gulddammer, Linda Burbank, Norma Sewell, Charles Boyd, Ray Goff, John Jaso, John Cress

Quorum – Present – Linda Olson, Dick Cook, Marie Evans, Denise Bartlow, Joyce Beecroft, Jeanne Joyal (by ZOOM).

Minutes – October 27, 2021. minutes were presented. Marie made a motion to accept the minutes as presented. Dick seconded the motion. **Motion passed unanimously.**

VGC MPMA Operating Budget and Reserve Spending Plan – Marie announced that the board voted on the 2022 Budget in October 2021. Since the budget will be sent to the membership for a ratification vote prior to the Special Membership Meeting on January 30, 2022, our attorney recommended that we officially vote on the budget again. Motion made by Marie to approve again, October 27, 2021, and January 9, 2022, the MPMA Operating Budget and Reserve Spending Plan as presented. Dick seconded the motion. **Motion passed unanimously.**

Snow Blower Purchase Proposal – Ray and Dick presented to the board a proposal to purchase a snow blower. With the early onset of snow this year, the need for additional snow removal that can be provided by volunteers is necessary. We are currently using a snow removal contractor and TAL to complete these jobs. Ray estimated that the cost would be between \$1200-\$1400. Dick indicated that volunteers could cover the gaps in snow removal, clearing

select driveway berms that have become too large. VGC snow policy does state that driveways are the responsibility of the home owner, but sometimes the snow plow generated berms become quite large. The volunteers could also help in clearing trails for walkers. Marie asked that the proposal be tabled until more information on costs were presented. **It was agreed to Table.** Ray will present an exact model later.

Storage Shed Discussion – Ray began his presentation with an inventory of the items the Village owns and where they are currently stored. The need for a storage shed was triggered by the death of Roger Williams in whose garage the riding lawn mower had been stored. His family will be selling his home. Several options for location have been proposed, along with the type of building. Option 1 – this location is on the walking trail by bridge 2. It is close to necessary utilities. The shed proposed at this location is a Old Hickory brand, 16x24 ft. Objections have been raised by homeowners near this location. Option 2 – South of bridge 1, on VGC deeded property. This would also be the same 16 x 24 Old Hickory shed. This location would be away from homes, but has no utilities to it. It would require the use of generators and LP tanks for power. Option 3 – An addition to the existing clock tower, built on both sides and west side. This is a desirable location, as it has reduced resident concerns. The building costs are higher than the erection of a shed. Current estimate is over \$33,000, Ray has requested another estimate from a different contractor. **Comments** – John asked Ray if the estimate included interior finish? Yes it does. The second estimate will include 2 types of interior finishes. John suggested reducing the footprint by 1 ft to reduce the cost. Beth stated that it might not reduce the cost, as the builder would have to cut lumber to fit the reduced size. Rex asked about the curbing, and would mower have to drive off the curb. Ray indicated that there was already a driveway on the north side of the circle. Mike extended a Thank You for reconsidering the location. He had held a concern for property values with the bridge 2 location. Henning expressed that he liked the design, it was natural looking with nice visuals. He requested that when the painting was done, could the clock face be painted a different color than red, it is hard to read the time.

Phases V Development Proposal – Public Notice – Dick spoke about the public notice that came out dated December 28, 2021, that Phase V Development LLC, Doug Botimer and Allan Fisher, have applied to build on the 14 plus acres, north of GVW. There will be a public hearing with the City of College Place on January 25, 2022, by ZOOM. This property was exited out of the VGC HOA by member vote in 2017. We now need to be sure that agreements (amendments to MPMA CCRs filed with the county) are followed, and it does not appear to be by the plat maps. We have a reciprocal agreement for the use of our walking trails, and roads, but it does not appear that this plan has any trails shown. There is a meeting planned for Wednesday January 12, 2022, of Village leaders to review and formulate plan for response to city.

Comments – Richard Gilliland asked if the agreements were made before or after the exits. Kurt Carlson answered this question, stating that the agreement with Botimer was after the exit was approved by a vote of the membership. He asked if anyone from Village 10 had been invited to the Wednesday meeting, Dick answered that Brian Miller and Mark Benzel had received notice of meeting. Richard stated that the plan shows that cars can drive on Crestlane to access homes, can concrete blocks be put there to limit access to Falcon Dr? Kurt agreed that the new development should not use Falcon Drive but that the plat had it listed for emergency use. Frankie asked who will make the decision for the application of the development proposal. Answer- the College Place Hearing officer. He asked how long the construction would occur. Kurt answered that the documents show it could take up to 35 years. Question asked if they

want to be part of the Villages. Kurt stated that the property had been de-annexed. John Cress asked if this is an application for a new PUD or an application under the existing PUD. Kurt stated that it is unclear. Richard stated that Botimer is going to cut cost and hose all of us. Dan stated that the best way to get questions answered is get them in writing to the city. The exit terms should be in the approval process. Linda indicated that our attorney will be involved in this. Richard stated that Botimer will sell houses promoting our benefits. Charles Boyd stated that the application time line appeared suspicious, with a short owner response period, and that College Place should be asked to put off decisions for comments. He expressed concern over shoddy construction (of his house), and a distrust of Botimer. Kurt asked if Phase V Development had given the Board notice ahead of time? Linda answered no, they did not, despite inquiries made to owners. No further comments

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

Adjournment – Linda adjourned the meeting.