



## **Master Property Management Association**

### **Board Meeting Minutes**

**February 23, 2022, SonBridge**

**VGC Board of Directors – Linda Olson, Dick Cook, Marie Evans, Denise Bartlow, John Cress, Henning Guldhammer, Mike Serra**

**Guests – John Jaso, Joyce Beecroft, Daryl Schreiner, Liz Hanafin**

Linda welcomed all to the first Board meeting of 2022.

**Election of Officers** – Linda indicated that the current officers had agreed to continue in their positions, but the floor was open to nominations for any position. John nominated Linda for President, Marie seconded it, no further nominations received. Nomination passed. Marie nominated Dick for Vice President, John seconded it, no further nominations received. Nomination passed. Linda nominated Marie for Treasurer, Henning seconded it, no further nominations received. Nomination passed. John nominated Denise for secretary, Henning seconded it, no further nominations received. Nomination passed. New officers for 2022 are as follows.

**President – Linda Olson**

**Vice President – Dick Cook**

**Treasurer – Marie Evans**

**Secretary – Denise Bartlow**

**Quorum** – All Board members present. Quorum is met

**Board workshop** – Board members participated in a workshop to review what's right in the Village, what needs work, and what are goals. Dick gave a history of the Villages and Board. He reviewed the priorities that were developed at the September 2019 workshop attended by Village leaders, pointing out those completed and those still left to accomplish. Board members universally agreed what was right has to do with the visual appeal, the walking trails, and the ambiance of the community. Residents willingly pay their dues and recognize the value of living here. In today's informal brainstorming of "what still needs to be done" the following items were

mentioned - updating the CCRs & Land Use Standards including an appeal process, developing a positive partnership with Phase V LLC owners, continuing education of all VGC homeowners concerning their responsibility as an HOA member and “volunteer”. During the continuing informal brainstorming the more immediate “to do list” items were mentioned: passage of the new CCRs and LUS DRAFTS at our next annual meeting, completion and audit of our centralized accounting system to include all village and master accounts, increasing attendance at Board meetings by holding some on weekends and/or in the evening, updating/painting/staining our road signage, finalize transfer of the MRC owned property south of the creek, and to make VGC roads safer for walkers and cars by reducing speeding and stop sign running, and to insure that regular payments to our Reserve Fund are at the necessary level.

**Minutes** – January 9, 2022, meeting minutes were presented. Mike asked a question about the snow blower that was proposed during the meeting, and the possible liability to volunteers who would use it. Marie reviewed our insurance policy which covers all volunteers. Marie made a motion to accept the minutes as presented. John seconded the motion. **Motion passed unanimously.**

**Financial Report** – Marie reviewed the end of year report for 2021, showing that some categories have gone over budget, but others had been under. The social committee, legal and common grounds were all over budget. Overall year end came in at 94.2% of total budget. The Reserve Spending Fund also came in under budget, mainly due to the lower cost of the West Pond project. Marie made a motion to approve the financial report for 2021. Henning seconded the motion. **Motion passed unanimously.**

Marie presented the January 2022 financial report, pointing out that the snow removal line was up and currently we are at 80% of our legal budget for the year, due to attorney fees regarding Phase Five Development LLC. Marie made a motion to approve the January 2022, financial report. Dick seconded the motion. **Motion passed unanimously.**

Marie reviewed the revised 2022 budget, which now contains most of the contracts that have been completed and signed for landscaping services. Not all contracts have been completed, the revised budget will be presented at the March meeting for approval. She did note that the dollar amounts have not changed.

## **Committee Reports –**

**Social/Welcome** – Joyce Beecroft reported that 52 welcome bags were delivered to new residents in 2021. The committee has met to begin planning of social events for the 2022 year. Some events that were successful have been planned again, game nights in the gazebo, Christmas carols at the gazebo, with other new ideas scheduled.

**Safety/ Security** – Denise reported that the committee had completed a spring walk thru of the Villages roads and walkways to identify potential trip hazards and line of sight hazards for motorists and walkers. Line of sight hazards have been greatly reduced due the diligent efforts of the commons grounds committee. Sidewalk trip hazards have been noted for grinding. A question posed to board members. What the Association would do when encountering a non-resident who refused to follow our posted notice on wheel goods. It was suggested to contact

police department to inquire about restraining order or trespassing the individual. This will be followed up on. Daryl offered a suggestion for monitoring traffic.

**Landscape / Reserve Study** – John Jaso reviewed the 23 contracts that were required to be completed for landscaping and fertilizing. Mike extended his appreciation to the committee for the work involved in developing the contracts. John Cress asked about the long-term plans for the pocket park located in Village 10, at the top of the Village 9 hillside. Ray and TAL are working a plan, along with Village 9 volunteers to keep the patch of grass at the top irrigated. John Cress asked that the committee consider amending report, to state, “ we will maintain the Village 9 hillside at Crestlane Dr., up to common area standards, and commit to maintain in park like condition”. John Jaso will take this suggestion to the committee. John reported on the continued work at the West Pond, with the removal of clumps of grass, planting of replacement shrubs, and repair to irrigation.

**CCR’s and Bylaws** – Dick stated that these are currently on hold until face to face Village meetings can be safely held in large groups.

**Legal Update** – Marie informed the Board that the plaintiffs have filed an intent to appeal the decision of the judge who dismissed the case with prejudice on January 19, 2022. This will mean that the Board and the defendants will be involved in this case for possibly another 18 to 24 months unless the appeal is withdrawn or is thrown out by the appellate court.

**Select Committee for Phase Five Development Application** – This newly formed committee consisting of Linda Olson, John Cress, Ray Goff, Daryl Schreiner, Kurt Carlson, Henning Guldhammer, Dan Halstrom and Dick Cook met on February 8, 2022, for the first time, with John Cress as chairperson. John Cress discussed the goals of the committee. Linda and Ray have met with City of College Place, Jon Rickard, who listened to their concerns, and answered some questions. Some of the concerns of the Villages are not covered by the city code, or in their control. These concerns are exit agreements between our HOA and PFD that apply to the Botimer/Fisher property and were not mentioned in the original PFD application. A list of questions has been submitted to our attorney on what the next steps should be.

**Member Comments** – John Cress indicated he had a resident suggest that pictures of board members should be included in communication. Mike made a recommendation that these meetings are held with consistent timing so that people can plan in advance, and that board meetings are held after business hours so that people who are working can attend.

**Calendar** – In response to requests, the next board meeting will be held on Sunday March 20, 2022, 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. John seconded the motion. **Motion passed unanimously.** No action taken during executive session. Marie made a motion to come out of executive session. Dick seconded the motion. **Motion passed unanimously.**

**Adjournment** – Linda adjourned the meeting.

