



Master Property Management Association

Board Meeting Minutes

April 27, 2022, SonBridge

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

Guests – Joyce Beecroft, Allan Fisher, Donna Fisher, John Jaso, Kurt Carlson, David Siviter, Ray Goff

Welcome – Linda welcomed all to the April meeting and as we all knew each other introductions were not done.

Quorum – Five board members present. Linda Olson, Marie Evans, Denise Bartlow, Mike Serra, and Henning Guldhammer. Dick Cook and John Cress were absent. Quorum was met.

Minutes – March 20, 2022, meeting minutes were presented. Henning made a motion to accept the minutes as presented. Marie seconded the motion. **Motion passed unanimously.**

Financial Report – Marie reminded all that the financial report is posted on the website monthly. She noted that the Villages is beginning to collect late fees on delinquent accounts, as the Governor of Washington has lifted the proclamation restricting fees. This is applied to chronically late accounts after working with the individuals has failed. She also pointed out that the operating and reserve financials have separate lines for GVW and non GVW. This is due to the agreement of 2017 exits, in which Phase 5 development LLC has agreed to pay their portion of these accounts. Line 7949 of the P&L was discussed, noting that this is the water allowance that is paid back to Villages for watering common property located within that Village. Kurt pointed out that it has not been adjusted for inflation, and that water prices have gone up. Marie indicated that need to be adjusted. She also pointed out that every check written, and every credit card receipt is listed on the P&L. Marie made a motion to approve the March 2022 financial report. Linda seconded the motion. **Motion passed unanimously.**

Storage Shed Discussion – Identifying that a central location for storing all equipment and records is needed, a number of lengthy discussions were held. A committee was formed to search for a location to build the shed. The board has voted, 6 – 1, to place the storage shed in the Clock tower Circle in the south side of the circle, closest to the nursing home. The project is included in

the 2022 Reserve Spending Plan approved in the January 9, 2022, Homeowners Specially called meeting. As contractor estimates are coming in during these inflationary times, the estimated spending is approximately \$42,000, or \$15,000 higher than the amount included in the 2022 Reserve Spending Estimate.

Committee Reports –

ARC – Denise reported that a few requests have been received for fences, painting of fences, and front yard landscaping. ARC worked together with Landscape Committee to organize the volunteer work party on April 24th. Clean up was completed in the SOC area, and work was done on the planting area in Village 7 common ground. Denise indicated that plans were being made for planting in the common area behind 1024 SE Creekside, and that ground cover and a tree have already been planted in the common area between 1024 and 1048 SE Creekside. Donna expressed concern about the current function of ARC, not a full committee and monitoring of parking and house inspections are not being followed up on.

Social/Welcome – Joyce reported for this committee. There is an event planned for May 1 in the gazebo which will include landscaping instructions by John and Yvonne Jaso, along with music provided by WWU Quartet. The committee also has a garden tour planned for June, game nights in the summer and beginning to do long term planning for next year with a kids fun day. The committee has had two members resign and are searching for replacements. Several new home owners and renters have been welcomed this year. Donna expressed concern that new residents may not have knowledge of the HOA rules. Joyce gave a description of the contents of the welcome bags, which includes a copy of the handbook along with some local gifts. The Villages Handbook is also located on our website. Andy's market is again this year providing gift certificates that are included in the bags.

Safety – Denise reported for the Safety committee expressing continued concern over speeding within the Villages. Vehicles are not stopping at intersections, and there have been near misses for walkers. Alleyways have limited views, always exit slowly, and look for pedestrians. In addition to walkers, our beloved ducks are at risk. Tuesday, April 26, a duck was hit and killed by a vehicle on GVW near the Larch St. entrance. This is a tragedy that need not to have occurred if the driver had exercised caution and speed control. New signs at both entrances was recommended to help deter non-resident drive thru traffic.

Landscape/Reserve – Ray reported for this committee. He indicated that many homeowners are still not clear what their front yard landscaping covers and what is the homeowner responsibility. This is causing difficulties where a homeowner may believe something is covered, but it is not. The individual Villages negotiate a yearly contract with the landscapers. Individual Villages can have different contracts, with different items covered. Contracts do not cover trees in the front yard, and become the owners responsibility to prune if it requires more than standard step ladder, or to replace if it is needed. Most Villages do not cover irrigation startup/ shut down, repair of broken sprinkler or any type of irrigation issue. These are the homeowners responsibility. Contracts do change from year to year, and the individual Villages should be informing their residents of changes. Kurt asked if the contracts could be put on the website. Ray gave a tutorial on the reserve fund and the process. Some accounts end up being defunded, new priorities come up and adjustments must be made. This is the year our Reserve Analyst Consultant makes an onsite visit. This onsite visit happens every three years, with the report

being update off site the other years. The projected expenditures report is what is planned for the current year. Separate sub account are set up for accounting purposes, dividing out GVW from NON GVW charges, according to the Phase 5 LLC agreement. Some common area projects are covered under both the reserve fund and the operating fund. There are lots of common area projects in the works, and volunteer labor is utilized when available and safe. April 24th volunteer work party had approximately 25 volunteers show up to assist with plantings in common areas, clean up of debris piles in SOC, and clean out of planting area with in Village 7 pocket park. Ray reviewed subaccounts that will be used this year, pavement crack sealing, pavement seal coating, replacement riding mower, trees and shrubbery, traffic island refurbishments, maintenance and storage shed, irrigation controllers. See attached document for complete report.

CCR's and Bylaws – Kurt summarized the process of developing the drafts of CCR's and Bylaws. The drafts are currently online for review. The ad hoc committee has met to review the member comments that have been received, and make revisions. Most of the "hot point" comments from the Fall 2021 comment period was wording directly from the original Wedgefield CCRs template and Pahlisch Bylaws template. The ad hoc committee eliminated some of that wording, softened some of that wording, but left some in place as necessary in transition to newer RCW 65.90 Washington law. See attached document for complete listing of timeline, path forward, and to dos.

Parking Rule Discussion – Marie began discussion indicating that her hope would be to have a board vote on this at next meeting. Marie is proposing that we temporarily lift the Land Use Standard that prohibits parking overnight in the driveways rather than use the overflow parking lot until we can assess the issue further. It is noted that most residents are still and would continue to park in their garages. Our survey, in 2021, found that most homeowners are open to residents parking in their driveways. Kurt commented that there should be no overnight street parking. A discussion was had on this issue of parking in driveways overnight. Kurt indicated that current parking rules are not legally enforceable. Concern was expressed on Village looks and possible lowering of home values. Currently, the parking rules are not being enforced. When the comment was made that the MPMA does not own the property for overflow parking Allan indicated that the new owners of Phase 5 development LLC may plan on building a parking lot and storage units for residents. They would charge for the parking and storage. Current parking restrictions are in the LUS, which is not legally defensible. It would need to be included in the CCR's and passed with a 67% vote of residents in order to be enforceable. Kurt stated that law 6490 which protects homeowners in a HOA, says that any restrictions on homeowners must be in the CCR's.

Member Comments – Linda indicated that we had received an email comment concerning the shed. The resident expressed concern about location, cost, volunteers operating power equipment, and the use of capitol funds (resident wording) for this. Donna asked questions about the reserve analyst. This is a requirement of the state, to have a reserve study done yearly. The state oversees the reserve analyst, and they are a professional expert in their field.

Calendar – the next board meeting will be held on May 25, 2022, 2 PM 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. Linda 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.