



Master Property Management Association

Board Meeting Minutes – draft

May 25, 2022, SonBridge

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

Guests – Bev Ellis, Oletta Osborn, Rex Wallace, Dorothy Wallace, Beth Pinkers, Allan Fisher, Donna Fisher, John Jaso, Yvonne Jaso, Ray Goff, David Siviter, Janet Siviter

Welcome – Linda opened the meeting and welcomed all attending. All present introduced themselves.

Quorum Call – Six board members present. Linda Olson, Marie Evans, Denise Bartlow, Henning Guldhammer, John Cress, Mike Serra. Absent – Dick Cook. Quorum was met.

Minutes – April 27, 2022, meeting minutes were presented. Marie made a motion to accept the minutes as presented. Henning seconded the motion. **Motion passed unanimously.**

Financial Report – Marie reminded everyone that the financial report has been posted on the website. We are at the one-third mark in the year, and presently the Administration line of the P&L is at 49% of years budget. This is due to legal costs. Although the budget was increased for the year 2022, the additional legal fees associated with Phase Five Development LLC has put this line over budget. There will not be a need to collect additional funds from residents, the overage costs will be taken from the contingency fund. Accounting audits are still in process for the year 2020. The year 2020 will require two audits as mid-year we switched to centralized accounting. The year 2020 audits will cost more due to the two audits. Marie indicated that Village 10 had not complied with the centralized accounting move, or with the auditing requirements. John stated that our CCR's require an annual audit of funds, and are we not required to require village 10 to audit? Landscaping charges are currently at one third of budget, with the overall total expenses at one-third of budget. A question was asked about the P&L, and where the water charges are shown. Marie explained that there are multiple water categories, and are listed under utilities. A question was asked about who our legal council is, and Marie answered that our attorney is a HOA specialist with a law firm in Spokane. Marie made a motion to approve the April 2022 financial report. Linda seconded the motion. **Motion passed unanimously.**

Committee Reports –

ARC -Denise reported that the committee has continued to receive landscaping, fencing requests. A solar system was approved for a home in Village 9. Feedback from the landscaping/irrigation flyer was large, and mostly positive. Homeowners appreciated the information. One homeowner wrote to express dissatisfaction with landscaping and indicated twice within the communication that the monies paid for HOA fees go to salaries paid to Board Members. It is noted that there is NO COMPENSATION paid to any Board Member or Committee Volunteer. We are a volunteer managed community. The Washington State law makes this illegal. All Board and Committee members pay full Village dues, and all end up with out-of-pocket expenses associated with their positions. Report ended with ARC reminding all residents that fence lines, and alleyways are not covered by landscaping services and are the responsibility of the homeowner to maintain. Currently, there are some properties with weeds almost 3 feet high.

Social/Welcome – A Garden Tour is planned for June 12, 2022, with eight homeowners who are opening their gardens to their neighbors. This self- guided tour will allow us a glimpse into some fantastic back yards. Watch your email and flyer boxes for listings of the homes. As homes have begun to sell, welcome bags are being delivered.

Landscaping / Reserve – See attached documents for complete report.

CCR's and Bylaws – See attached document for complete report. Henning recommended a marketing campaign to talk with homeowners so they will understand how beneficial this will be by making the HOA compliant with current laws, Linda indicated that there will be a summary attached showing what was changed on the document. John noted that the current CCR's were written to benefit the developer, and the proposed CCR's will benefit the homeowner. Guest question, can there be changes made after the meetings? Yes, there can be changes made.

Member Comments- Linda indicated that a letter had been received from Don Coleman. He expressed continued concern over the cost of the Clock Tower Storage Annex, and it is his opinion that it will raise HOA dues. He requested a cost benefit analysis of the project, and copies of correspondence the Board had received from legal counsel and the reserve specialist.

Non-Agenda item Added – On May 24, 2022, public notice were sent out and signage put along GVW regarding the Phase Five Development LLC. Linda indicated that there was nothing to report at this time as the notices had just been received the day before. The Ad-Hoc committee will convene to examine documents and review with legal counsel. Documents and notices can be viewed on the City of College Place website.

Calendar – Correction, the June board meeting will be held on June 22, 2022, 2:pm SonBridge. Change due to scheduling issues. Previously the announced date was Sunday, June 26, 2022, at 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. John 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.

DRAFT