



## **Villages of Garrison Creek Board Meeting June 22, 2022, SonBridge**

**Board Members Present – Linda Olson, Marie Evans, John Cress, Mike Serra. Absent - Dick Cook, Henning Guldhammer, Denise Bartlow –**

**Guests Present –Joyce Beecroft, John Jaso, Kurt Carlson, Ray Goff, Daryl Schreiner, Donna Fisher, Sherri Shelley, Rex Wallace, Jack Gisler, Frankie Laufer**

**Welcome and Introductions** – President Linda Olson welcomed visitors and had everyone introduce themselves.

**Quorum** – Three board members are absent. Henning and Denise are both traveling. Dick has an appointment conflict. Four members present constitute a quorum.

**Minutes** – Marie moved to approve the minutes of the May meeting as presented. Mike seconded. Motion passed.

**Financial Report** – Marie reminded everyone that the financial report has been posted on the website. She wants everyone to be aware legal costs have surpassed the amount budgeted for the year including additional legal fees associated with Phase Five Development and for planning, development and construction materials for the clock tower storage annex project. At this point in time Reserve expenses are less than budgeted. Marie spoke of \$150 monthly contributions to SonBridge in appreciation for the use of meeting facilities. Marie moved to approve the May 2022 financial report and Mike seconded the motion. Motion passed unanimously.

### **Committee Reports**

**ARC** – Linda read the ARC report by Denise Bartlow who is vacationing. Linda commented that Denise expects ARC's purposes and governance will be altered by the new CC&Rs once approved. She wants to give the approval process the necessary time before moving ahead to fill ARC committee vacancies. See the attached ARC report.

Denise reminds residents: Summer weather brings visits from family and friends. We recently have had several instances of visiting RV's "camping" in front of homes or in driveways. Citing our Land Use Standards, Parking and Garages, "RVs may be parked on the street or driveway in front of a house for up to 72 hours or four days per month while loading and off-loading by residents. RVs, boats, trailers, and additional vehicles must be

kept offsite. Under no circumstances may guests or residents reside in a camper or motorhome within the Villages”.

**Social/Welcome** – Joyce Beecroft reported a successful Garden Tour on June 12 with eight homeowners who opened their gardens to their neighbors. This self-guided tour allowed us a glimpse into some fantastic back yards. Looking to next year we encourage participation by more garden lovers. There are many garden treasures throughout the villages.

**Landscaping / Reserve** – Ray Goff reviewed progress on several fronts including

-The Larch Street entry with thanks to Donna Fisher who purchased and planted attractive vegetation.

-Dead and dying trees and shrubs were removed, irrigation systems were rebuilt, and revegetation was accomplished for Village 10’s traffic islands.

-The potential exists to sell the Village 9 hillside residence lot. This is supported by preliminary evaluations by a WW Contractor. Additional steps are required before a sale can occur. This matter has been tabled indefinitely. Meanwhile, the area has been upgraded to a more attractive appearance.

-A Clock Tower storage annex project was approved by homeowners as part of the 2022 Reserve Plan. ARC and the VGC Board have approved the Clock Tower Circle location and expenses for the facility. Construction completion is dependent on College Place City’s approval of the construction plan. Completion also depends on the arrival of building materials that have been ordered. See the attached report of the Common Area Maintenance & Landscaping Committee.

**Member Comments/President’s Comment** – In response to a member’s question, Linda explained a requested cost/benefit analysis is not applicable. The VGC Board has never asserted that the Clock Tower Storage Annex will “save” money in the future. For almost 20 years our volunteers saved members money by storing our equipment and supplies used to maintain the villages in personal garages. Volunteer turnover makes this practice unsustainable for numerous reasons. The savings we achieved through these volunteer spaces and the thousands of hours of volunteer labor has already occurred. Not to properly store things will ultimately cost members in reduced lifespans and loss of equipment and supplies. The storage annex will centralize VGC’s valuable property and documents and will provide a proper place to meet with vendors.

**CCR’s and Bylaws** – Kurt Carlson initiated the discussion about the drafts of CC&Rs and Bylaws. He emphasized they are at the **draft** stages of development because they remain open for homeowners to comment and to offer changes. The upcoming meetings for homeowners that are planned could lead to additional revisions. Once revisions have been completed then the MPMA Board will be prepared to propose the documents for homeowner approval at the annual meeting. Efforts are underway to engage village leaders to inform their neighbors and to respond to questions that might arise regarding the CC&Rs and Bylaws.

The Board has planned several meetings for homeowners:  
2:00 P.M. Wednesday, July 13;  
6:00 P.M. Wednesday, July 20;  
4:00 P.M. Sunday, July 24 (Following the Board meeting)

**Phase Five Development (PFD) Proposal** – Ad hoc Committee chairman, John Cress, noted the effective work of our members, directors, and attorney in addressing the concerns highlighted by PFD’s original application to the City of College Place. Most of the things addressed by our members have been responded to positively by the CP Planning Department. A report by the hearing examiner is expected before July 4. We plan to have our attorney work with the City of College Place attorney to ensure that the provisions of the PFD Exit Agreement with the MPMA be fully implemented so homes in the development reflect the aesthetics and character of the surrounding VGC neighborhood.

John Cress presented the following motion as a recommendation from the committee, Marie seconded. Motion passed unanimously.

*Moved that we affirm the excellent work of our members, directors, and attorney in addressing the concerns highlighted by PFD’s original application to the City of College Place,*

*Though several issues remain that we’ll continue to watch, our sense is that most of the things addressed by our members have been responded to positively by the CP Planning Department as reflected in their Staff Report prepared for the June 8 public hearing that was presided over by the designated examiner. We anticipate a report by the examiner will be posted before July 4.*

*As we move forward we believe our best strategy is to have our attorney, Tricia Usab of Payne Hamblin, work with the City of College Place attorney to ensure that the provisions of the PFD Exit Agreement with the MPMA, legally recorded by Walla Walla County, be fully implemented as we look forward to the empty fourteen acres being built out with well-crafted homes in a development that reflects the aesthetics and character of the surrounding VGC neighborhood. Of particular interest is the development of the CCR’s for the new HOA as they reflect the exit agreement provisions for shared maintenance of dual use streets and common areas.*

**Next Board Meeting – Sunday, July 24, 2:00 P.M. at SonBridge**

**Executive Session** – Marie moved that the board go into Executive Session for the purpose of discussing personnel, legal, and delinquencies. Linda seconded. Motion passed. No action requiring a vote was taken in Executive Session. Marie moved. Linda seconded to come out of Executive Session. Motion passed.

**Meeting Adjourned**

## ATTACHMENTS

ARC Report

June 22, 2022

- Have processed requests for back yard sheds, building fences, and staining of fences, and installation of French drain.
- Done follow-up on LUS compliance in the following areas: Rental properties- landscaping clean-up, including mowing, weeding and shrub trimming.
- Review of garbage can LUS standards. A reminder that garbage cans are to be store out of sight, and retrieved from street on the day of garbage pick up
- Assisting homeowners on determining property boundary lines. Property lines are often not apparent, and conflicts arise when a homeowner is not aware of property lines.
- A Landscaping reminder- A flyer/email went to residents from Landscaping Committee on May 5<sup>th</sup>. It outlined the residents responsibility for yard maintenance, including weeding. Most Villages do not provide weeding. With the excessive rains, weeds have taken over, in alleyways, front yards, and driveways cracks. This is a reminder about the homeowners responsibility for these areas.
- Spring planting continues with cooler weather-remember any changes to front yard landscaping require approval of ARC.
- Summer weather brings visits from family and friends. We recently have had several instances of visiting RV's "camping" in front of homes or in driveways. Please note the following, from our LUS, under the heading of "Parking and Garages". "4) RVs may be parked on the street or driveway in front of a house for up to 72 hours or four days per month while loading and off-loading by residents. RVs, boats, trailers, and additional vehicles must be kept offsite. Under no circumstances may guests or residents reside in a camper or motorhome within the Villages".

## Common Area Maintenance & Landscaping Committee

June 22, 2022

- 1) Larch St Entry
  - Irrigation repair/rework completed
  - Remainder of plants purchased & planted...thank you, Donna Fisher!
  - Tree bark installed
  - Project complete
- 2) V10 Traffic Islands
  - Approximately 8 dead/dying/inappropriate trees & shrubs removed
  - Irrigation system checked and converted to drip
  - Plants installed per Jaso's rendering as presented to V10 leadership and VGC ARC & Board...thank you Jaso's!
  - Tree bark installed
  - Project complete
- 3) Potential Sale of V9 Common Ground Hillside Residence Lot
  - Inspected land with WW Contractor: he reports land is definitely buildable and very valuable, but would require soil tests to confirm and further study of grading needs and potential installation of in-ground piers to support residence.
  - Next steps are a) to review with City of College Place to see if they would approve sale of lot and, if so, determine what steps will be required to tie into existing V10 sewer, water and electricity and to obtain proper permits and b) to review with VGC legal team to ensure sale is permitted under current governance documents.
  - Recommend not pursue this conversation w/ College Place until after our work with them on the proposed PFD development is completed.
- 4) Clock Tower Storage Annex
  - Project was approved by Homeowners as part of the 2022 Reserve Plan approved in Jan 2022.
  - ARC and the VGC Board further approved the final Clock Tower Circle location and cost of the facility based on correcting long-term storage shortage needs; to consolidate equipment and miscellaneous storage of VGC assets from volunteers' residences, and; to provide needed space for volunteers' work projects and discussions/negotiations with vendors for services needed for VGC common area maintenance.
  - "Cottage" kit ordered; delivery expected around July 1.
  - Permitting underway with CP....completion date unknown.
  - Approx 1 month construction time will be required after receipt of kit and CP approval of construction plan.

Submitted by Ray Goff, Volunteer, VGC Common Area Landscaping and Maintenance Committee

## **Motion from Ad Hoc Committee on Phase Five Development Application**

June 22, 2022

Moved that we affirm the excellent work of our members, directors, and attorney in addressing the concerns highlighted by PFD's original application to the City of College Place,

Though several issues remain that we'll continue to watch, our sense is that many of the things addressed by our members have been responded to positively by the CP Planning Department as reflected in their Staff Report prepared for the June 8 public hearing that was presided over by the designated examiner. We anticipate a report by the examiner will be posted before July 4.

As we move forward we believe our best strategy is to have our attorney, Tricia Usab of Payne Hamblin, work with the City of College Place attorney to ensure that the provisions of the PFD Exit Agreement with the MPMA, legally recorded by Walla Walla County, be fully implemented as we look forward to the empty fourteen acres being built out with well-crafted homes in a development that reflects the aesthetics and character of the surrounding VGC neighborhood. Of particular interest is the development of the CCR's for the new HOA as they reflect the exit agreement provisions for shared maintenance of dual use streets and common areas.

**Unanimously voted as a recommendation to the MPMA board by the Ad Hoc Committee on PFD Application for Development**