



Villages of Garrison Creek Board Meeting

July 24, 2022, Sonbridge

Board Members Present – Linda Olson, Dick Cook, Marie Evans, John Cress

Absent – Mike Serra, Henning Guldhammer, Denise Bartlow

Guests Present – Kurt Carlson, Ray Goff, Rex Wallace, Dorothy Wallace, Jack Gisler, Dave Siviter, Jeanne Ziske, Janet Adams, Barbara Larson, Yvonne Jaso, John Jaso, Beth Pinkers, Linda Burbank

Welcome and Introductions – President Linda Olson welcomed visitors and invited everyone to introduce themselves.

Quorum – Three board members are absent with previous commitments. Four members present constitute a quorum.

Minutes – John moved to approve the minutes of the June meeting as presented. Marie seconded. Motion passed.

Financial Report – Marie pointed out that the legal line was over budget, and we will still have legal issues this year. The board will be discussing how to handle this overage. Marie also pointed out that the Village funds are kept in our account, but that the books are kept separate for each Village and Village leadership have total control over their Village Budget - we just collect them into a central accounting system for the purpose of liability protection, accounting, and auditing. Marie encouraged members to review the financial reports that are always posted on our website. Marie moved to accept the report as presented, John seconded, and the motion passed unanimously.

Committee Reports

ARC – Reporting for Denise Bartlow, Linda said the Architectural Review Committee endorsed requested approvals for porch furniture and front door colors. ARC also approved requested sign renovations and supplied consultation on riparian zones, common areas, trash can placements, violation of standards by renters, yard cleanup projects and tree removals.

Landscape / Reserve Study – Ray Goff reported on the volunteer Reserve and Common Area Landscaping & Maintenance committees with recommendations for board approval. The board approved the projects including a study of reserves, tree and stump removals, irrigation, and street repairs. The full report is attached.

Member Comments/President's Comment – Linda mentioned the board had received correspondence from a resident in Village 10 indicating his opposition to our efforts to draft and propose new CCRs & Bylaws.

CCR's and Bylaws – Two meetings for VGC homeowners have been held during July with a third one set for Thursday, August 4, 6:00 P.M. at Sonbridge. These meetings afford everyone the opportunity to learn more and to express their views about the draft CCRs and Bylaws. The draft CCRs and Bylaws are on the website, <https://villagesofgarrisoncreek.com/documents>. Members are encouraged to review the documents and to attend the August meeting.

It was emphasized the documents are at the **draft** stages of development because they remain open for homeowners to comment and to offer changes. The meetings for homeowners could lead to additional revisions. Once revisions have been completed the VGC 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.

After the member comment time has ended, and after the AdHoc committee has either included, modified suggestions, or unable to change some wording, the drafts will then be presented to our attorney for vetting. After those processes are completed, the board will approve the documents and they will be presented to the membership for a vote at the annual meeting in December.

August 24 is the final day for comments.

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. Steps are being taken to see that Phase Five Development builds homes that are compatible with those in the Villages of Garrison Creek and that earlier commitments made by PFD that were part of the exit agreements and duly recorded in Walla Walla County are honored.

Next Board Meeting – Wednesday, August 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

ATTACHMENT

VGC Board Meeting 7/24/22 - Volunteer Reserve Committee Report - Volunteer Common Area Landscaping & Maintenance Committee Report

VGC Volunteer Reserve Committee Report

- 1) Recommend VGC Board approval of Reserve Data Analyst. Inc, "Option 1" on site inspection and 2022 update of VGC Reserve Study at cost of \$1,350 upon completion of update. Recommend charging to Operating Budget subaccount 7376 (2022 Budget = \$1,350).

VGC Volunteer Common Area Landscaping and Maintenance Committee Report

- 1) Recommend VGC Bd approval of GVW (Larch St to SE Creekside Dr) limb removal project. The wet 2022 spring caused a proliferation of small "sucker" branches 10' to 25' above street level. We need to remove these "suckers" now before they grow to much larger branches that are dangerous and cost much more to remove. The estimate from Tree Monkeys, LLC is \$2,500 plus tax. Recommend charging to Reserve subaccount 1086-0 "GVW Tree Care" (2022 Reserve projected spending plan = \$5,000).
- 2) Recommend VGC Bd approval of V7 Riparian Area Tree Removal Project
 - Tree Monkeys LLC estimates \$1,500 - \$2,000 plus tax to remove 2 large cottonwood trees from SOC overhanging V7 riparian area and V7 homeowner fence. Recommend charging to Reserve subaccount 1078 "Garrison Creek Tree Project" (2022 Reserve Projected spending plan = \$5,000).
 - Volunteer homeowners to cut down and remove 7 deformed willow trees NOC in VGC riparian area. Will require approximately \$500 to rent stump grinder for volunteer removal of 7 stumps plus 4 existing stumps and \$500 for Tree Amigos Landscaping to remove stump grindings & replace with topsoil. Recommend charging \$1,000 to Reserve subaccount 1077 "Garrison Creek Willow Tree Thinning Project" (2022 Reserve projected spending plan = \$5,000).
 - Have solicited but received no objections from V7 homeowners near the project site. Will report back if any objections.
 - VGC Bd signature required before submission to City of College Place for removal of trees in 25' setback in riparian area.

- 3) Recommend MPMA approval of John's Excavating & Paving estimate of \$5,176 for unanticipated repair of 5 sections of asphalt in V5 Covey Court. Sections have sunk & collect water which accelerates asphalt breakdown. Recommend charging to Operating Budget subaccount 7688 "Pavement Repair" (2022 budget = \$350, which will cause a \$4,726 unfavorable variance in 2022).
- 4) Recommend MPMA approval of Klicker's Asphalt estimate of \$5,782.84 to sealcoat V5 asphalt excluding the V5/V6 alley. Recommend charging to Reserve subaccount 1054-0 "Pavement Sealcoat V5" (2022 Reserve projected spending = \$6,609).
- 5) Recommend MPMA approval of Klicker's Asphalt estimate of \$11,773.30 for cracksealing asphalt on GVW & all Villages. Recommend charging to Reserve subaccount 1109 "Pavement Cracksealing" (\$6,180 in 2022 Reserve projected spending plan. This will trigger a \$5,593.30 unfavorable variance in 2022 Reserve spending, but the variance is not "real" because we did not crackseal in 2021 and spend the \$6,000 in the 2021 Reserve projected spending plan.)
- 6) FYI... anticipate possible unanticipated MPMA expense to alleviate flooding of backyard at 970 SE Creekside. TAL is currently investigating. Homeowner will be responsible for expense of TAL exploration and repair of leaks in the homeowner's back yard. We recommend MPMA take responsibility for any leaks emanating from the creek pump shed and/or decommissioning of the pump located in the backyard of 980 SE Creekside.

Ray Goff

Volunteer, VGC Reserve Committee

Volunteer, VGC Common Area Landscaping and Maintenance Committee