



# **Master Property Management Association Board Meeting Minutes**

## **September 28, 2022, SonBridge**

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

**Guests** – Ray Goff, John Jaso, Donna Fisher, Beth Pinkers, Joyce Beecroft, Linda Burbank, Yvonne Jaso, Kurt Carlson

**Welcome** – Linda opened the meeting with a welcome. No introductions were necessary as all participants knew each other.

**Quorum Call** – Four Board members present. Linda Olson, Marie Evans, Denise Bartlow, Mike Serra. Absent – Dick Cook, John Cress, Henning Guldhammer. Quorum is met.

**Minutes** – The August 31, 2022, minutes were presented. Linda made a motion to accept the minutes as presented. Mike seconded the motion. **Motion passed unanimously.**

**Financial Report** – Marie reported that all reports thru August 31, 2022, were in and it looks like the expenses will end up very close to even on budget. Yearend books are closed in February. There had been an issue with back flow service and testing which is required by law. The testing has now been completed. Marie again reviewed the process of separating expenses for GVW that will be used to determine charges made to Phase Five Development Property when it is built. The area covered is a 60-foot-wide strip beginning at the clock tower circle. Beth asked if the back flow check was for all property or just the common areas? John stated that A-1 Plumbing checked all back flow values in the Village. Marie reviewed the progress of the Finance Committee which has met three times. There will be one more committee meeting, before presenting the budget to the board for approval at the October meeting. Currently, work is being done on Landscaping contracts for 2023. It is expected that dues will increase next year, mostly due to inflation. Marie made a motion to accept the financial report of August. Mike seconded the motion. **Motion passed unanimously.**

**Mailbox Discussion** – Linda stated that this is a discussion, and no motion will be made on this topic. Linda indicated that it is the board's opinion the structures that surround the mailboxes are the responsibility of the Board to maintain, and the mailboxes are the residents' responsibility. The board has approved \$1000 for the repair of the structure over mailboxes located in Village 5, that is falling over and is currently propped up with boards. The topic of mailboxes has come up several times before, and is a complex issue. It requires the efforts of a volunteer who will take on this project.

## **Committee Reports**

**ARC** – Reminders from ARC- with cooler weather, homeowners are tackling outdoor projects. Remember that house paint color changes require ARC approval. Front yard landscaping changes also require ARC approval. The forms for these changes can be found on the Villages website under the ARC tab. There is a form for house paint, and a form for landscaping changes. We are currently in election season, a reminder concerning election signs. Our LUS allows for 2 signs to be placed in the yard, up to 45 days before the election, and to be removed 3 days after the election. ARC is working together with Landscaping committee on the relandscaping of common ground on Creekside. The first work by volunteers was done the beginning of the month and another date on October 2, is scheduled to continue. The goal is to return the property to Fish and Wild standards within a riparian zone.

**Social / Welcome** – Joyce reported for this committee, reflecting on the Colors of Mexico dance presentation. This great event was attended by 80 residents who enjoyed an afternoon of dancing in the street. Attendees enjoyed a taco bar with refreshments. An Oktoberfest is planned for October 9, 2022, at the Gazebo. It will be from 1 PM – 3PM and provided are brats, pretzels, beer, cider, and side dishes. Hosted by the social committee and board of directors. Four home sales have closed and are in the process of receiving welcome bags.

**Safety / Security** – The committee worked with Landscaping committee to identify sidewalk trip hazards. TAL was hired to complete the grinding of these hazards. A resident has reported that bridge 3 has a “wobbly” railing. Concern has been raised about the short electric motorcycle being ridden by 2 young girls thru the Villages. Residents should be observant for them in the late afternoon and early evening. They are difficult to see. There has been another incidence of someone driving over the Gazebo lawn. Fortunately, no damage was done.

**Landscaping /Reserve** – John Jaso reported in Ray's absence. See attached doc for full



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report. Marie explained that road expenses have been moved from operating budget to the reserve fund. Reserves is continuing to work thru the reserve analyst report to determine the increase to be recommended for next year.

**CCR's Bylaws** Kurt indicated that draft 22 of the CCR's and Bylaws has been sent to the attorney for vetting. When it is returned it will be presented to residents for voting. He reminded all that the current draft is posted on the website and explains why the new CCR's are necessary. Our current documents are not compliant with Washington Law. The passage requires a 2/3 percent of homeowners affirmative vote. Paper copies of the drafts will be delivered to all

homeowners. A bullet point summary will be provided which will point out any changes. Kurt restated that this process defines the board powers and makes us compliant with the WA law.

**Member Comments** – Linda reviewed comments received. A V8 resident unhappy with their landscaping. Received 2 requests for information from V10 residents.

**New Business** – Kurt presented a proposed draft revision to the LUS Parking areas and garages. This draft proposes that the Villages adopt the same state and city codes for street parking. This draft recognizes that not all streets are the same, and some require restrictions that provide for access of emergency vehicles along with pedestrian and vehicle visibility.

**PFD Update** – No new news on Phase 5 development. We have not heard from the developer or their attorney.

**Next Board Meeting October 30, 2022. Sunday at 2 PM, at Son Bridge**

**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. Mike seconded motion. **Motion passed unanimously.**

**Adjournment** – Linda adjourned the meeting.