



Master Property Management Association

Board Meeting Minutes – draft

October 30, 2022, SonBridge

VGC board of Directors – Linda Olson, Dick Cook, Marie Evans, John Cress, Mike Serra

Guests – Ray Goff, Cindy Yegge, Rebecca DeMoss, Dave Elliott, Jeanne Elliott, John Jaso, Barbara Larson, Kurt Carlson, Linda Coffelt, Donna Fisher, Daryl Schreiner, Jonathan Messenger

Welcome – Linda opened the meeting with a welcome. Several new members were in attendance and everyone introduced themselves.

Quorum Call – Four Board members present: Linda Olson, Marie Evans, John Cress, Mike Serra. Absent – Dick Cook, Quorum is met. Linda expressed how devastated we all are due to the death of our board member, Henning Guldhammer. She asked for a moment of silence to honor his memory.

Minutes – The September 28, 2022, minutes were presented. Marie made a motion to accept the minutes as presented. John seconded the motion. **Motion passed unanimously.**

Financial Report – Marie reported that the Financial Report for September 30 was posted online and all questions can be directed to her. She reported that at this time of year we are always dealing with what is left in the budget to spend and balancing it with the projects and expenses that will still need to be settled before the end of the year. We are generally in good shape for this time of year. Marie made a motion to accept the financial report of August. Mike seconded the motion. **Motion passed unanimously.**

Marie reported that the Finance Committee met 4 times in person and communicated several times by email and conversations. She presented the proposed Operating Budget and Reserve Fund Projection for the board's consideration. The committee, in the interest of keeping the dues increase as low as possible, worked very closely with the items within the budget that could be

lowered or listed as unfunded. The recommendation is to raise the MPMA dues from \$126 per month to \$136 per month with \$67.70 going towards the Operating Budget and \$68.30 going towards the Reserve Fund Projection.

Ray reviewed the projects that are listed for 2023 and highlighted that we will have a very expensive road replacement in Village 1 and in the alley behind parts of Village 2, 5, and 6. He spoke of the need to keep our Reserve Fund healthy so that we can minimize the chances of having to go to the membership for special assessments. Several questions were asked and answered fully. Several members agreed that keeping the Reserve at least close to the recommended amount was beneficial to our Villages and to our home values.

Both Marie and Linda reminded the members present that this reflected the MPMA dues and that members will also need to pay their individual Village dues. Marie moved that the Board accept the recommendation of the Finance Committee and approve the Budget as presented. John clarified that the motion included the Reserve Fund Spending Plan. Linda seconded and the **motion passed unanimously.**

Marie then reviewed the process for moving the budget forward. According to Washington State Law, the board is required to set the budget and take it to the membership for ratification. The membership will have to opportunity to vote yes or no at the annual meeting on December 4th.

The proposed budget will be mailed to all members in the mailing that goes out 30 days prior to the Annual Membership Meeting. We will also attach it to these minutes.

Committee Reports

ARC – Please see attached report.

Social / Welcome – Please see attached report.

Safety / Security – Please see attached report.

Landscaping /Reserve – Please see attached report

CCR's Bylaws Linda indicated that draft 22 of the CCR's and Bylaws has been vetted by our attorney and her suggestions were reviewed by the ad hoc committee. The updated copies are being posted on the website. Some printed copies are available. Members are encouraged to read them and address any questions to the committee through the info@villagesofgarrisoncreek.com email address. Voting for the new documents has been delayed until spring so that more members can be available to attend informational meetings and the special meeting for the vote. The board will vote on the approval of the final documents at our December meeting. The membership vote will have to be 67% approval, or 161 affirmative votes to pass.

PFD Update – John reported that there was nothing new to report on Phase 5 development. We had heard at one time that the land was being sold, but there has been no further word on that. John expressed the desire of the Villages to have quality homes built on the property on the north side of GVW. Several agreed that having neighbors there would improve the area which is now producing dust and tumbleweeds.

Member Comments – Linda asked our new members if there were any special issues they would like to bring up for the group. There were several comments about how new people became acclimated to how things are done and who is responsible for what, specifically front yard maintenance and irrigation issues. After a lengthy discussion, Linda suggested that we develop new member orientation meetings. Linda also mentioned that much of the information that newcomers need is already listed in our Homeowners' Handbook given to the new people in their welcome bags as well as on the website.

Linda commented that we have received several requests for information from village 10 and that we were actively responding as quickly as we can. Given the volume of requests, it has taken much of our time but we are attempting to respond as quickly as we can..

Mr. Messenger inquired regarding the clock tower storage annex and how it could legally be funded through the reserve budget . Ray Goff responded to his concerns.

It was noted that members had received a hand delivered letter from a group of individuals calling themselves “Save the Villages”. A letter from the Board refuting certain comments will go out, hopefully, tomorrow, and the board will respond to other accusations.

Kurt Carlson presented several copies of a letter he had written to the board in response to the letter distributed by the “Save the VGC”. Kurt said that he re-reviewed all the documents associated with the 2017 annual meeting which authorized the Board to negotiate and execute the final developer withdrawal. Everything appears correct to him. He clarified that he is not a lawyer, but that it passed the attorneys for both VGC and the developer and has withstood the law suits indicating it is sound.

Next Meeting: Annual Meeting, Sunday, December 4, 202. Walla Walla University Church Fellowship Hall, 212 SW 4th, College Place

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.

DRAFT