

# Villages of Garrison Creek Board Meeting

January 25, 2023

Board members present: Linda Olson, John Cress, Kurt Carlson, Barbara Larson, Marie Evans, Mike Serra. Excused Don Bohlman due to health issues.

Meeting Called to order at 2pm

Introductions: 15 guests attended.

Quorum met.

Elections of board officers:

President: Linda Olson, nominated by Mike Serra, seconded by Kurt

VP: John Cress, nominated by Barbara Larson, seconded by Mike

Treasurer: Marie Evans, nominated by Kurt Carlson, seconded by Barb

Secretary: Barbara Larson, nominated by Marie Evans, seconded by Kurt

Minutes of October 30 meeting approved as written. Motion made by Marie Evans

Financial report: November report was sent by email to board members in December and posted on the web at that time. Marie moved that the report be approved as printed. Linda seconded. November report approved.

December: Marie reviewed the year-end report. She outlined areas in the Operating Budget that were under contract and the areas that were not. She highlighted the areas where the line items exceeded the budgeted amount and offered explanations and the precautions taken

to avoid these overages in 2023. Questions were asked and answered. Report approved. Motion for approval made by Barbara Larson, seconded by Marie.

Snow removal policy was discussed. Members are asked to provide input to any board member prior to the February meeting of concerns or suggestions. The policy will be updated and published prior to board passage.

Parking rules and motorized bikes and scooters were discussed and will be brought up as a policy issue next month.

#### Committee Assignments:

ARC – Denise Bartlow chair; Mike Serra- board liaison

Social/welcome – Joyce and Denise – Linda Olson- board liaison

Safety/security – Joyce and Denise – Kurt Carlson – board liaison

Landscape/Reserve - Ray Goff, chair – Barbara Larson- board liaison

#### Committee Reports:

ARC – at the end of October 2022 a letter was mailed to a home on Creekside that had constantly been parking a car in front of the home overnight. The issue was resolved but now there is once again overnight parking in the street and ARC would like the boards direction on the next step. Another letter will be mailed.

A request was made for a proposal of verbiage change to the LUS (2018) regarding election signage. Our current rule allows two signs, but WA HOA law has no restrictions.

Social – two events during December: 40 residents attended the WWU choral department melody of Christmas carols in the gazebo; a group of

committee members set out ~100 luminaries lining GVW, there was no cost due to donations.

19 new home sales 8 new renters were welcomed in 2022 with gift bag.

Safety/security-the committee asks for the board's attention to the safety issue of kids riding electric scooters/electric- bikes along GVW, especially at night. Arc recommends working on parking/traffic rules previously drafted.

Landscape/Reserve-

Landscape -7 willow trees removed from Village 7 Riparian zone; removal of leaves SOC between bridges 2&3 tabled for further review; clock tower storage annex construction – approval from city awaiting contractor.

Reserve- Current Consultant Reserve Data Analyst (RDA) has expressed displeasure with choices by HOA so Reserve committee is recommending a new consultant. Two choices have been recommended: PFAFF Criterium Engineers of Spokane and Accurate Reserve Specialists in Ephrata, WA.

Replacement of Village 1 asphalt pavement and V 2,5,6 alley money available in 2023 reserve fund.

Repair/replace west pond bridge \$8340 in the 2026 reserve projected spending plan. 6 options were presented. Committee recommendation is to price options C and F and if within budgeted amount seek board approval for one of the two options.

AdHoc CCRs and Bylaws tabled until next month.

AdHoc PFD proposal tabled.

AdHoc strategic plan update in progress a draft will be circulated to membership at large after approval by the board.

Member comment:

Water leak issue John Jaso – VGC losing water somewhere in villages 1-7. Trying to find the leak. Will need to notify homeowners that there will be an interruption to water (10-15 minutes) to each village to determine where the leak is located. John Jaso will write up a note to be sent to homeowners.

Brian Miller brought up concerns about the board of directors' nominations procedures. Concerns were addressed by Kurt Carlson.

Brian Miller brought up concerns regarding the reserve fund and how monies are spent. Discussion ensued.

Brian Miller brought up concerns regarding a check that was written to Pahlisch homes for ~\$27,000 in 2017. Discussion ensued. The amount of the check can be found in the budget as three line items. This information has been provided to Mr. Miller upon his request in 2022.

John Cress made a motion, which was seconded by Kurt to thank Brian for coming to the meeting.

Marie moved and John seconded that the Board go into Executive Session for the purpose of discussing personnel, legal, and delinquency issues. Motion passed.

Marie moved we come out of Executive Session and adjourn.

Next Board meeting – February 22, 2023

Board meeting adjourned at 4:34pm.