



## **Villages of Garrison Creek Board Meeting**

**February 22, 2023, SonBridge Community Center**

**Board Members Present** – Linda Olson, Marie Evans, Mike Serra, Barbara Larson, Kurt Carlson

**Absent** – \_John Cress, Don Bohlman\_\_\_\_\_

**Guests Present** – \_\_\_\_\_14\_\_\_\_\_

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

**Quorum** – Two board members are absent with previous commitments. Five members present constitute a quorum.

**Minutes** – Marie Evans moved to approve the corrected minutes of the January meeting as presented. Kurt Carlson seconded. Motion passed unanimously.

**Financial Report** – Marie pointed out we are members of the Community Associations Institute for \$325.00. Marie Evans moved to accept the report as presented, Kurt Carlson seconded, and the motion passed unanimously. See report on website.

Marie Evans announced that the appeals court agreed with the defendants in the lawsuit that the Exits from the Villages by the housing authority, Regency at the Park Nursing Home, and Botimer and Associates was legal. An additional part of the lawsuit was returned to the court for review.

Our major snow fall in December cost approximately \$2500.00 which was the reason for discussion of the snow removal policy. Linda Olson reviewed the cleaned-up snow removal policy. Marie Evans made a motion to accept the policy, Kurt Carlson seconded. Motion passed unanimously. This policy will be posted as approved by the MPMA Board 02/22/2023.

### **Committee Reports**

**ARC** –Denise Bartlow reported a continued issue of cars parking in the street overnight. Change in verbiage is posted on web site along with HOA rules. See attached.

**Social Committee**- Will be meeting in March

**Safety**- revisiting concerns of children riding motorized bicycles.

Replacement of Standards for parking, sidewalks, trails, and other vehicles draft presented by Kurt Carlson. See attached.

**Reserve Committee Report, Common Area Landscaping, and Maintenance Committee Report - full report attached**

Ray Goff presented information on the new reserve specialists.

Motion made by Marie Evans to go with Accurate Reserve Specialists, Inc. (ARSI) of Ephrata, as our new reserve consultant seconded by Barbara Larson. Discussion ensued. Motion passed unanimously.

Strategic plan presented by Jack Gisler. A draft of the plan will be available on the website by the March meeting.

Proposal of \$12,000.00 to replace West Pond bridge using volunteer labor and transportation. Discussion ensued on bridge options. Repair is in the reserve study for 2028 for approximately \$8000.00. See attached. Recommendation is requested to move forward to replace this bridge. Kurt Carlson moved to replace the West Pond bridge at a cost of no more than \$12,000.00, seconded by Marie Evans. Motion passed unanimously.

Replacement of asphalt in V1 and the V2/V5/V6 alley, has been in reserve study for 4-5 years. Bids are much higher than accounted for in reserve study. See attached. Committee will continue to work on bids and report back to board next month.

Clock tower storage annex continues to be delayed d/t multiple factors.

Common areas landscaping and maintenance report:

The Villages were notified in January by Randy Reese in College Place that we were losing a lot more water in December. It was determined that approximately half of this leak was d/t pipes breaking in an unoccupied home. A major source appears to be around Covey Court. There is a need for a board decision as to how to charge out this project and how to fix the leak if on private property. There may be the need for a plumber to designate exactly where the leak is occurring using specialized equipment. Barbara Larson suggested John Jaso check with Randy Reese about the use of the water companies equipment prior to hiring a plumber. Other board members agreed. No vote was taken.

Remedial pruning of Larch Street Arborvitae:

There was a need to remove 6-8 feet of arborvitae at a likely cost of \$2100.00. Recommend charging to reserve fund subaccount 1113. Additional height reduction projects are being reviewed to charge reserve subaccount 1113. This will allow for routine maintenance to be effective and therefore lower future expenses.

**CCR's and Bylaws** – Barbara Larson moved that the drafts be moved from draft to proposed, seconded by Marie Evans. Passed unanimously.

CCR and bylaws committee to be reinstated to determine how to go about notifying members of the proposal.

### **Member Comments**

Brian Miller again mentioned the issue of motions on the floor at the annual meeting. Kurt addressed this and referenced Washington state law. If motions were made from the floor in the past this was in error but no current members were on the board at that time.

Brian Miller also commented that when messages are sent out by the board that individual board members names be listed in order to determine if individual board members are in agreement or not. If a board member is not listed it would then be ascertained that they did not agree with the communication. He further believes all communications from the board should be discussed in open board meetings and documented in the minutes.

Mr. Miller also brought to the attention of the board a message that had been sent out by email that was a homeowner's response to the "Save the Villages" message in October 2022 that was hand delivered to resident's doors. Linda Olson responded that the board had erred when this letter was published only as it appeared to open the email communication to non-board announcements.

Jon Messenger had a question about updating the CCR's and Bylaws. The goal is to have the current CCR's and Bylaws to agree with WA state law and to bring them current given the governmental structure now in place. - no longer declarant driven."

### **Next Board Meeting – Wednesday, March 22, 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. Barb seconded. Motion passed. No action requiring a vote was taken in Executive Session. Mike moved. Marie seconded to come out of Executive Session. Motion passed.

### **Meeting Adjourned**

