



Villages of Garrison Creek Board Meeting

March 29, 2023, Sonbridge Community Center

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

Absent – __John Cress

Guests Present – __14

Quorum – One board member was absent. Five members present constitute a quorum. John Bohlman requested to resign from the board due to health reasons. Barb Larson moved to accept the resignation. Marie Evans seconded. Passed unanimously. Don was thanked for his offer to serve and for his comments and was wished the best of health.

Welcome and Introductions – President Linda Olson welcomed visitors.

Member Comments:

A member brought up the stop sign by the clock tower but was told that it had been replaced with a yield sign.

Another member would like the board to review the fact that much of the traffic that comes through Garrison Village Way drives faster than the 15MPH speed limit and does not stop at the sign at GVW and Creekside. She would like the Safety and Landscaper/Reserve Committees to review this issue and consider a way to slow down the traffic. She proposed removing the stop signs east and west on the corner of GVW and Creekside and installing two speed bumps on GVW, one between Creekside and Larkspur/Parkside and one approaching the gazebo circle. This would slow traffic and possibly discourage non-Village traffic from using GVW as a short cut. In addition, we need to have speed limit signs installed between the gazebo circle and Larch on GVW. We have also talked about new signs at both our entrances and this issue gets lost every year. Since we are bringing in asphalt companies into the Villages this summer, a couple of speed bumps could be added to their contracts. If not, there are speed bumps available on the internet for delivery and installation. Let's not allow this issue to be ignored until a serious accident happens on the west end of the Villages.

Linda Olson commented regarding the the emails received by the board from Brian Miller. He expressed many concerns about the board and its functioning.

Donna Fisher submitted an email which she wished to have documented in the meeting minutes. "Information for the Village Board Because I was not happy with the worn and scabby way the street signs looked in the Villages, I decided to do something about it. Ray Goff made some budget money available to me and I purchased paint/stain. I contacted someone from each phase where the poles were looking bad. Each volunteer was directed to clean the poles and paint the signposts in their phase. I had excellent volunteers. I want to give them credit for their help.

Phase 1 Jim Hawkins, Phase 2 Chuck Boyd, Phase 5 Frankie Laufer, Phase 6 Greg Cuff and Doug Tash, Phase 7 Gib Condie, Phase 8 Jack Gisler. Phases 9 and 10 did not need new paint.

The poles are looking so much better. We did not get all the poles done because the weather closed in on us in November, but we will get them finished in the spring. Now we need to replace all the signs that are damaged. These small details reflect on the Villages image. ARC should be watching to see that things are upgraded. I am willing to make a list of signs that need to be replaced. I hope the board can come up with budget money to pay for them.

Respectfully submitted, Donna Fisher Phase 5.

Minutes – Marie Evans moved to approve the minutes of the February meeting as presented. Linda Olson seconded. Motion passed unanimously.

Financial Report – Marie Evans pointed out money going out. The Villages has a credit card, which had not been used much in the past. It has been used more recently to purchase items rather than having them purchased and having to reimburse the purchaser. Receipts are still being provided for purchases. Only board members and committee chairs have access to the credit card.

Reserve study line 7376 for \$525.00 will be more, \$1342.00 per year. The amount is prorated so the amount is the same over a three-year period instead of a smaller amount on non-visit years and a larger amount on a visit year.

A question was asked about dues in arrears. Kurt Carlson felt that members should know how much is in arrears. Marie Evans reported that \$12,000.00 is in arrears. A lien is filed on one property and a lien may be filed on another property within the next few months. Kurt Carlson moved to accept the financial report as presented, Marie Evans seconded. The motion passed unanimously.

Marie reported on a distribution of funds so that no more than \$250,000.00 is not at any one financial institution due to federal financial insurance limits. She requested the board

authorize the signers of all bank accounts be Linda Olson (president of the board), Marie Evans (treasurer), Jim Hall (accountant). Moved by Barb Larson seconded by Kurt Carlson. Motion passed unanimously.

Marie requested the board allow the movement of funds to other banks. Barb Larson moved Kurt Carlson seconded. Motion passed unanimously.

Marie Evans requested that the president, Linda Olson, assign the finance committee to look at accounting options, since our current accountant will be retiring at the end of the year.

Per the new reserve analyst, monies will need to be redistributed from reserve to operating budget and perhaps vice versa which will be presented as part of the 2024 budget.

Marie presented an invoice received from The Hawk Hill Association on March 3, 2023, to the Master Board of Villages of Garrison Creek for \$43, 253.72 for mailbox initial installation, phone service from 12/20/12-3/20/18, and repairs of gates from 12/2012-2/2023.

Marie Evans moved the board responds that we will not pay the bill. Discussion ensued. A member asked how much common area is in Village 10. The Master association maintains Crestlane Drive and the island between the gates but there are no other common areas. It was commented on that because of the gates there is much less traffic along Crestlane Drive, which reduces the cost of repairs. However, drivers from the Highland area turn on Garrison Village Way from Larch since they are unable to get through on Crestlane Drive which provides more wear and tear on the main road. It was noted that Hawk Hill Association did not exist before 2019 therefore no monies should be provided before 2019. In addition, it was stated at the 2012 annual meeting that a handout was given to all membership with three-foot notes saying phases 3 and 4 are not a part of the association and that phase 10 gates belong to phase 10. Don Coleman, who has a residence in Village 10 was president of the association at that time. In addition, the gates are not on common property. Only the island is common property. Barb seconded. Motion passed unanimously that the Villages would not pay this bill.

Information request

An information request form is being developed because of the numerous requests for information. This will include the date the request was received, what the request was, and the date of the response.

Committee Reports

ARC – Linda Olson read the following written report from Denise Bartlow about ARC, Safety/security, and social committees. “Flyers were put out in boxes, with spring reminder from ARC. Topics covered were front yard relandscaping, house painting, riparian projects, and info on how to contact ARC. It has been since 2018 that an exterior home inspection was completed by ARC. These previous inspections had included a visual review of the condition of house paint, gutters roofing and fencing. Homeowners were then mailed a letter or postcard indicating the areas that needed repair or painting. This correspondence also included a completion date, usually within a couple of months’ time. The verbiage used in the letters and the short time given to comply generated negative responses from homeowners. This, combined with shortage of supplies, have put homeowners in a difficult position. I would like to propose a slightly different approach. Beginning with an email letter to all homeowners indicating the above and asking them to conduct their own inspections. ARC will conduct the inspection throughout the year and send a letter to homeowners indicating the inspection has been done, and the following repairs/painting need to be planned for. I do suspect that many of the homes I already note as needing repairs or paint are rentals by absentee owners. ARC is responsible for maintaining the aesthetic integrity of the Villages, and this process needs occurring, but with a different approach. I am asking for the Boards feedback on these thoughts. “ The board concurs to the ARC approach.

The landscaping committee requested that ARC submit a color combo for the painting of the clock tower and storage annex. I am proposing from the bottom up to the off-white ledging Sussex green. From the ledging and up Laurel Wreath. No change in color for trim and ledging molding. Same color combo for the storage annex. Dark green on bottom. Light on top, off white color trim. The colors will bring a modern feel to the structures, the lighter color on top will make the clocks easier to see, the color combo will blend into the surrounding landscaping and assist in making the storage annex less visible. Marie moved to approve the colors. Mike seconded the motion. Motion approved by majority. One abstention due to not liking the colors.

ARC approvals have been completed.

Safety/Security: On March 13, 2023, the committee did a safety walk through the Villages streets and sidewalks. No items of concern were noted. There appears to be the beginning of pitting on the south side sidewalk between GVW west alley entrance, and Parkside. This could be an area that will need to be replaced in the future.

There are several areas SOC that have broken concrete on the sides of the walkway. Can concrete repair be done to keep the sidewalks intact?

Then landscaping crew has done an excellent job of trimming shrubbery away from windows providing better security.

Last years grinding of sidewalks provided extra safety for walkers. This will require constant observation as tree roots will grow and cause uneven walks.

Thank you to the Landscaping and Reserve committee for their work on the pond bridge that was rotten. Many hours of research and contracting vendors have been spent on this important project. We have no concern that the next bridge will be safe and usable for many decades.

The social committee will have an ice cream social on June 25 at the Gazebo. It will be a 25th birthday celebration of The Villages. Long standing members of the Villages will be asked to speak. Future events will include Hugo's dance troupe performing. Yvonne Jaso will give a demonstration of pot planting at the social event in May.

Landscape / Reserve Study – Ray Goff reported on the volunteer Reserve and Common Area Landscaping & Maintenance committees with recommendations for board approval. The full report is attached. Asphalt repair/ replacement, clock storage annex, de-thatch & core aerate gazebo circle and clock tower, tree surgery from storm damage new reserve professional on site visit, west pond bridge replacement, V8 irrigation controller, New V1 controller, V1, V2, V5, V7 water leak, and V 7 old putting green does not drain so will need to be refurbished. See attached.

Marie moved that we approve the recommendations as outlined on page 3. Barb seconded. Motion approved unanimously.

The storage shed support beams were missing from the Home Depot delivery. Construction will begin once the beams arrive.

The pond bridge should be completed in 2-3 months.

CCR's and Bylaws – The committee met March 15 and recommend that the board approve the new CCR's and bylaws to be presented to the members for a vote. Kurt Carlson moved, and Marie Evans seconded. The motion was unanimously approved.

The mailing is scheduled to go out to members on April 12. It will be a heavy mailing which will include a cover letter, copies of the documents, a ballot, and a self-address stamped envelope for returning the ballots. Ballots must be postmarked by April 28th to be counted. There is a board meeting on April 23rd and anyone who has last minute questions or need further information should attend that meeting. No proxies will be allowed. It will be a mail ballot only. Kurt Carlson made a motion that the above should occur. Marie Evans seconded. Motion was unanimously approved.

The parking issues are tabled until the board hears back from the city on this issue. Meanwhile, the proposed Land Use Standard will be posted on the website so that it can be reviewed by members.

The Board Member nominations issues were tabled as this will be addressed in the new bylaws. Without objection, the wording of the most recent draft is being used.

Strategic Plan: Jack Gisler said he and Dick Cook have been working on the Strategic Plan update for several weeks. The document defines who the Villages are and the purpose for our Association. The document is meant primarily for guidance for the board but is also aimed at educating new and prospective board members, and homeowners. The document will be posted on the web for members to read. The Board is encouraged to review the document, especially the last few pages that have a more specific list of issues. We will discuss this document at the April board meeting and schedule a vote on adoption for the May board meeting.

New Business: There is an issue with rentals overall. Kurt Carlson reminded us that in order to have a covenant that limits rentals, we would have to have a 100% vote from the membership. There is a specific problem in Village 8 as a new homeowner who was preparing to rent their house to a relative has decided to rent the home as a VRBO to cover mortgage expenses. The owners told Jack that they have a business license and Jack feels that this is a violation of our governing documents which specifically prohibit businesses within homes unless approved by the Board. The Board will discuss this issue and possibly get a legal opinion as well.

Next Board Meeting Sunday April 23, 2:00 P.M. at SonBridge. This meeting is to accommodate members who cannot attend weekday afternoon meetings. There was a brief discussion on meeting times to accommodate more member involvement.

Executive Session – Marie moved that the board go into Executive Session for the purpose of discussing personnel, legal, and delinquencies. Mike Serra seconded. Motion passed unanimously. Mike Serra moved to come out of executive session. Linda Olson seconded. Motion passed.

Meeting Adjourned