



**Villages of Garrison Creek Board Meeting
April 23, 2023, Sonbridge Community Center**

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

Absent – ___ None_____

Guests Present – _____17_____

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

Quorum – Met

Member Comments: A question was asked about the board addressing the misinformation that has been presented about the CCR's and bylaws. John Cress is working on a written response to comments that were made. The goal is to have a neighborhood that works well together. John plans to address the inaccuracies in writing. Another question was about if the vote doesn't pass can individual points be looked at. "Kurt said that the Articles and name change could have been voted on separately, the other three needed to be one item for simplicity it was decided to keep all five as a single vote."

A question was asked about how moving to the new WA law protects the homeowners. The new law was to take care of issues that have caused problems in the past, under the earlier law.

Someone questioned that the noise nuisance was vague. However, it was noted there is a time frame from 9pm to 7am for the rule to be in effect.

A homeowner asked what are the consequences of the vote not passing? We will keep seeking member input, address concerns, continue to educate homeowners and bring the revised documents back for a vote. We need to listen to all concerns and address them. Discussion ensued on the need to try and persuade why this is in our best interest. For example: Under current CC&Rs the ARC is not responsible to the board and appoints its own replacement members. The revised governing documents correct that issue.

The current documents do not change anything about the exits, which have been confirmed as legal by two courts. A member stated "I trust the intentions and the integrity of the existing board of directors. I feel the documents are well crafted. They are not perfect, no

document is, but they are much closer to what our association needs them to be. It is not inconceivable that in the future a management company will need to assist the BOD. And that in the hands of a management company, the documents could be used improperly. The homeowner feels people are genuinely concerned about giving up autonomy.

Another homeowner stated "It is impressive to me how this place is run. I am concerned that people just don't care and will not vote."

"I read the CC&Rs before I moved here and was impressed."

"Something everyone needs to realize. We are blessed to have very capable people who are willing to take the slack. You start bringing in a management company and reality will hit. I don't understand the mistrust of the board members. They are not getting paid and are doing it for the best interests of the Villages." At one time we had a declarant that made all the rules and homeowners had no recourse.

One homeowner asked what information is being given to new homeowners? Does it talk about what is done in the common areas and what they store outside their homes? The land use standards address those issues. The law says that we need to give new homeowners a copy of the constitution, bylaws, and land use standards. We currently do that.

"I want to be organized in getting the word out. I will reach out to as many people as I can in Village 9. People get alarmed and their default answer is no."

The board does not give out email addresses.

"I have been a volunteer and I attest to the integrity of everyone I have worked with. I have not seen any indication that they are in this for dubious reasons. They are not in it for money or glory."

There was concern about a growing number of rentals in the community but there actually are fewer than a few years ago when there were 35% and we are now at about 20%. The concern was also about how owners are portraying responsibilities to their renters to follow the Land Use Standards. Further discussion ensued on rental properties. The tenants need to be aware of the rules but only the landlord can be held responsible.

Minutes – Marie Evans moved to approve the minutes of the March meeting as presented. Kurt Carlson seconded. Motion passed. Marie moved to approve the special meeting. Kurt seconded. Motion passed.

Financial Report – Marie pointed out most budget line items are at 25%. Due to a new contract with a Reserve Analyst our Reserve Study will be more costly than budgeted. Legal fees are higher than 25% for this time of year as we continue to seek legal counsel. We will be making changes to our operating budget and reserve funding for 2024 per recommendations of our new Reserve Study Analyst. Some items will be moved from Reserve to Operating and vice versa. However, the overall spending will, hopefully, not

increase much. We run very well on delinquent accounts. We only have four members who are two or more than three months past due. They represent almost \$11,000.00. Liens have been filed which also account for some of the legal fees which will be refunded when the lien is settled. Marie Evans moved to accept the report as presented, John Cress seconded, and the motion passed unanimously.

The water leak in Covey court was discussed. The Master board will pay the plumber fees to find out where the leak is. The city may credit back some of the sewer fee if it is not going into the sewers. Contracting with A1 Plumbing to determine where the leak is.

Committee Reports

Denise Bartlow Offered a huge thanks to all the volunteers that worked south of the creek this morning. – A welcome packet is given to new homeowners which includes the bylaws and CCRs, but new homeowners don't always retain the information.

ARC - See attached report .

Social - See attached report.

Safety - See attached report. There are new speed limit signs and street signs in the clock tower.

Landscape / Reserve Study – John Jaso reported on the storage facility, which continues to be on hold because the support beams were backordered and not included in the kit delivery. So, there is a disagreement between Home Depot and the contractor. Required a revised document for a concrete floor instead of a wooden floor. Awaiting a permit from the City of College place. Awaiting the 24-foot support beams. The cost will be higher d/t the concrete floor. Additional things will need to be done by volunteers to recoup the cost. Irrigation in the area next to what used to be the putting green was on every night of the week last season which caused the ground to be mushy and when mowed destroyed the grass. Awaiting competitive bids to redo that area. Too much water is being used to water the lawns. John is recommending during the colder months of April and May water only two days per week and during July and August move up to three days per week. No need to water on a daily basis. Not good for lawns or plants and will save water costs.

New bridge – Base of bridge is complete. Rails are being built this week. Will be meeting to finalize drilling of holes, then it will go to paint shop, and delivery date will be determined. Once delivered, with help it can be assembled in 2 hours . Construction should be seen in 2-4 weeks.

Strategic Plan – The board was going post the plan developed by the AdHoc Strategic Plan Committee on the website this month for member comment in early April. However, with all

the documents up for consideration by the membership Linda Olson felt it would be better to post later in April. It will be open for member comments through May and the board will consider it for adoption at the June meeting.

Next Board Meeting – Wednesday, May 24, 2023, 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. Marie moved. Linda seconded to come out of Executive Session. Motion passed.

Meeting Adjourned