



**Villages of Garrison Creek Board Meeting
May 24, 2023, Sonbridge Community Center**

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

Absent – __None__

Guests Present – _____15_____

Quorum – Met

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

Member Comments:

A member has no water to her outside faucets and was wondering what to do. John Jaso offered possible options. It was also suggested she contact the previous owner to resolve the issue. A member was concerned about a valve turned on for a week. It was turned off but now it is not running. The homeowner was told to contact Diamond cut which is the landscape company for Village 1. The batteries for the timer were found to be dead. John Jaso was willing to help if the owner would buy two 9-volt batteries. A Village 6 resident thanked the board for keeping members informed. She has not had water in the front or back yard. The same member was told that her backyard commons would not be taken care of, so she paid to have the leaves cleaned up. Funding for the trails is in the budget but it is not contracted with Tree Amigos Landscaping (TAL). It is a non- contract expense.

Minutes – Marie Evans moved to approve the minutes of the March meeting as presented. John Cress seconded. Motion passed.

Financial Report – Marie pointed out the current financial report is on target. Future reports will look different. While it cost us close to \$40,000 to mow Garrison Village Way, it cost less than \$500.00 to mow the grass south of the creek because it is mowed by volunteers. The budget only pays for gas. When we found out we had a leak in the 151 homes all on one meter, we had to find out where the leak occurred. The biggest leak was found under a homeowner’s house who had been gone. This leak has been fixed and paid for by the owner.

However, another leak continues to this day. It is costing 151 homes \$125.00 a day in water and sewer costs. We are hoping to get a rebate from the city once it's all resolved. The Association is paying to find the leak. It has already cost over \$2500.00. If we find that the leak is in the main water line, it will be repaired or replaced by funds from the Reserve Fund.

Accounts have been diversified into three different banks to safeguard the Village assets. Baker Boyer Bank still has the checking account for the Operating Budget. An account for the reserve fund is at Banner Bank. The third account is in CD's at Umpqua Bank earning the current top interest for CD's. All balances are within the FDIC amounts. Marie Evans moved to accept the report as presented, Linda Olson seconded, and the motion passed unanimously.

Committee Reports

Denise Bartlow sent an ARC report via email while on vacation.

ARC - The committee received requests for information on fence stain colors, fence building, and a patio addition. The committee also received an email from a resident expressing concern regarding overnight street parking at a home on Creekside. ARC addressed this issue with the homeowner last fall, and correction had been made briefly. Street parking was observed early this year and ARC had requested the board's advice on next steps. This request is submitted again. The board will discuss and make a recommendation.

Social – Had a wonderful event in the Gazebo in April. There will be a 25th celebration of the Villages on June 25th at the gazebo.

Safety – the safety committee thanks the many volunteers who have worked on the bridge replacement after it was found to be unsafe for use. This large project is an example of the positive cooperation and hard work that volunteers provide to our community. Thank you.

Landscape / Reserve Study – Our new reserve analyst, Accurate Reserve Professionals, Inc (ARPI) is incorporating Village of Garrison Creek (VGC) asset information from our 2023 Reserve Plan into their proprietary Reserve computer model. Ray Goff hopes to have a first draft of the 2024 Reserve Plan in June.

Village 1 SE Parkside Asphalt – Village 1 SE Parkside asphalt will be ground and overlaid with new asphalt by Central Washington Asphalt, Inc beginning May 31st.

Village 1 homeowners have been notified via email and hand delivered documents that if they intend to drive their cars in the May 31-June 2 time frame, they will need to park their cars in a location other than their garages or driveways or on SE Parkside, as the street will

need to be blocked off. Specifically, Village 1 homeowners have been advised to park at other locations on the night of Tuesday May 30 through Saturday morning, June 3.

The board has authorized Village 1 homeowners to park on the streets in Village 2, Village 5 and along SE Creekside or in the driveway of friends in other Villages for this time frame.

The College Place police, fire department, and post office have been notified of the street closure.

Aphid Infestation on Garrison Village Way (GVW) - There is an outbreak of Aphids throughout the City. It is especially bad along SE Garrison Village Way from Larch to the Gazebo. Half the trees have been treated but lawns plus ran out of chemicals to finish treating. They will complete the second half once they have additional chemicals. Aphid infected trees between the Gazebo Circle and the Clock Tower will be treated next. Our preliminary estimate is that we will be approximately \$700 over budget for the treatment of Aphids.

The treatment is systemic aphid poison. Application is 4 inches around base of tree. Treatment will not affect pets unless they eat the dirt right around the tree and eat a large amount of the dirt. For smaller infestations on homeowners' yards, one neighbor reports a solution of vinegar and water will work to kill the aphids.

There will be a bad odor for a couple of days. Once watered into the ground by the irrigation system the odor will dissipate.

Clock tower storage annex. The revised plan to incorporate a concrete vs. wood floor has been approved by College Place. The concrete slab has been poured and hopefully the storage annex will soon be constructed.

Village 9 Hillside Landscaping

There is a need for landscaping around mailboxes in the Village 9 common ground hillside. . Dave Siviter has submitted a plan to the Landscape Committee utilizing Village 9 volunteers with a budget not to exceed \$5000.00, including tax. Village 9 will cover any costs above the \$5000.00 budget. Since funds are available in the approved 2023 Reserve Plan reserve subaccount 1113 "Non-VGC Common Area Refurbishment", the Board has no objections to proceeding with this.

New West Pond bridge – David Siviter has been doing the majority of work on the bridge with additional volunteers. The project is projected to be complete ahead of schedule and below budget. After the bridge is in place the College Place engineer and the Dept. of Fish and Wildlife will be invited out to inspect the bridge, which we want to use as a prototype for future replacement of bridges 1,2,and 3 over Garrison Creek. The goal is to ease the stricter

environmental permitting that will be required by the City and Department of Wildlife because the three other bridges span Garrison Creek.

College Place Water Leak and low water pressure in Villages 6 and 7

A Tri-Cities water leak detection contractor was retained. Using ultrasound equipment, they found a leak in the main line running under the street adjoining the Village 5 Covey Court Park. There was no evidence of any standing water. The company turned off the feeds and entered compressed air looking for bubbles to determine further issues.

Bids are coming in to put an exploratory excavation where there is a known leak and to repair any underground water leak problems discovered.

John Jaso and Kurt Carlson believe that too much overlapping of front yard and back yard irrigation is aggravating or could be the cause of our low pressure and low water flow problems. There are 30 zones being watered in Villages 5,6,and 7. The irrigations schedule has likely been changed over the last few years as we have had four different landscape contractors. There are too many zones running at the same time which ae likely causing the water pressure issues. John has developed a schedule to optimize irrigation and is programming those changes into the controllers for Village 6 and 7. Kurt Carlson has programmed these schedule and duration changes into the con trollers for Villages 1, 2, and 5. We ask for Homeowner patience as we experiment with these schedule changes and hopefully improve our low water pressure issues in Villages 6 and 7.

Recommendations for any supplemental hand or sprinkler watering by Homeowners are to water between 8am and 1pm or in the evening around 3-4am. Restrict watering from 1:30am to 5am.

There are 13 control boxes and 30 battery operated in ground controllers. A program needs to be set up for TAL to program these inground controllers.

There are at least 10 back flow valves and possibly 12. This keeps the irrigation water from contaminating potable water. Villages 8, 9, and 10 are on a booster system. Backflow valves are checked once a year, which is required by law.

Randy Reese put in a pressure gage at the meter. The pressure coming into the Villages is good but the further the water travels the pressure decreases. The Covey court leak contributes a small amount to the decrease. Most of the decrease is due to excessive use of water.

A check was made of all the valves that control all the Villages to make sure they were all open.

There are dead ends in some of the lines , air and sediment in these lines might possibly be the cause the low pressure. There are five or six in Village 6. A1 Plumbing will be flushing out the lines next Wednesday.

Paul Hartwick retired from the city College Place is willing to help but believes the Villages should be on separate meters instead of one meter. John will investigate retaining of Hartwick and Randy Reese as consultants for VGC as we continue to address our sever water loss and low water pressure problems.

Strategic Plan – Is posted on the website. Please send comments to info@villages.com. Will be voted on at the next meeting.

Phase 5 development: Sold to Many Waters LLC with an address in Wyoming. They do not need to divulge the members of their company. They also have a Seattle address. John was told by members of City Hall that we will see progress on that acreage this summer. They do not have to have an approved plat to start the work. Final plat approval will not occur until infrastructure has occurred. Concerns have been raised about the height of the grass in that area as well as the noxious weeds. A letter was written to Many Waters requesting the property be mowed and maintained. John asked the city administrator and fire marshal who also is involved with noxious weeds. The city can contract to have the lots mowed and maintained and billed to Many Waters. If they do not volunteer on their own the city may act. Letters have been sent to Many Waters to address this issue.

Website: to be addressed at the next meeting. There have been issues with the website. Do we need to have a locked area on our website? We currently do have a locked area. How do we want to deal with it? Several members have been locked out of the website, including the president of the Master board. Because we have a locked area on our website, we are susceptible to hackers at least 90 to 150 times a day.

Next Board Meeting – Wednesday, June 28, 2023, 2:00 P.M. at SonBridge

Executive Session – Marie moved that the board go into Executive Session for the purpose of discussing legal, delinquencies, and personnel. 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

