



**Villages of Garrison Creek Board Meeting
June 28, 2023, Sonbridge Community Center**

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

Absent – __Mike Serra__

Guests Present – _____ 19 _____

Quorum – Met

Welcome and Introductions – President Linda Olson welcomed visitors.

Member Comments:

John Jaso asked about Jim Hall's retirement. Marie Evans responded that there are a few leads being considered.

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

Financial Report – Marie reported that we are at the final stages of the 2020 audit which was held up because each individual Village was added to central accounting. Village 10 has not complied and will need to do their own audit or provide info to the board. There are additional line items to the budget since money is in different bank to safeguard the Village assets. Baker Boyer is the checking account which will see the most action. There is a savings account at Banner Bank which houses the Reserve account. There are four CDs at Umpqua bank. All balances are within the FDIC amounts. Marie Evans moved to accept the report as presented, Kurt Carlson seconded, and the motion passed unanimously.

Committee Reports

ARC 1- The ARC committee completed the home observations in Village 5. We found it interesting that the conditions of the homes in V5 were of a higher standard than in V1&2, with few areas that require attention. The remaining Villages will be completed thru out the summer and fall.

2- The committee has received a request from the previous owners of phase 14, where the overflow parking lot is located, to remove all verbiage from the land use standards that refer to its use. The committee agrees with this request and asks for the Board to also concur. Moved by John Cress, seconded by Linda Olson, to remove all verbiage from the land use standards and to remove the signage, unanimously approved.

3- ARC has continued to receive and approve requests for front yard landscaping changes, home repairs and painting.

4- The committee would like to remind residents of the standard for front porch furniture. With summer arriving, many residents are enjoying the evenings on their porches. Plastic furniture or camping type furniture is not approved for use on front porches and is better suited to back yards.

5- Received a request from a resident selling a home and a potential buyer wanting to know if they could have a business in the home. The business would be a beautician. The board concurred with the ARC opinion that this would not be allowed.

Social 1- May and June have been busy months for the welcome committee. They have delivered 7 welcome bags to new residents. This will continue as there are at least 5 homes for sale currently. We give a hearty “Thank you” to our volunteers who graciously extend a warm welcome to all new residents.

1- A 25th birthday celebration for the Villages was held at the Gazebo on Sunday the 25th. We had 65 attending this celebration with cake, ice cream, drinks and prizes handed out. Long time residents recounted the history and evolution of the Villages. Residents enjoyed sitting under canopies and trees meeting new neighbors and catching up with old friends. A big thank you to the volunteers who helped make this event so successful.

2- The next event will be in September when Hugo will again bring his colors of Mexico dance troupe to entertain us. There will be a taco bar. A donation jar will be available.

Safety

- 1- The safety committee will repaint the pedestrian crossing strips on Sunday morning July 23. This is not anticipated to cause any traffic issues. The committee strongly feels these are a positive addition to the safety of Village walkers.
- 2- The committee received an email concerning tree growth in the Gazebo circle. The growth is reducing the line of sight between walkers crossing from the Gazebo circle to the pathway. TAL completed extensive pruning at the Gazebo last week, and we are hoping that this will resolve the difficulty.
- 3- The committee received a concern regarding walkers in the roadway during early morning hours. This concern came from a resident who drives to work at approximately 6:15am every weekday morning. They have encountered multiple people using the road instead of the sidewalk, causing a safety hazard. It is recommended that walkers use the sidewalk instead of the street.

Landscape / Reserve Study –

Reserve Committee- Awaiting 2nd draft of VGC 2024 study from our reserve analyst, Accurate Reserve Professionals, Inc (ARPI).

Common Area committee

- 1) VGC volunteers led by Kurt Carlson: the City of College Place, and outside contractors continue the project to locate and repair the source of the 700 gallon per hour water loss in the V1/V2/V5/V6/V7 water system. A Tri-Cities water leak detection contractor (Tri City Leak Detective & Construction) was retained. Using ultrasound equipment, they identified three potential underground leak locations in Covey Court in V 5. Last week Richardson Excavation excavated the site of the largest potential leak but found no leaks at that location. The VGC volunteer team is considering excavation of the remaining two locations identified by the leak detection company. Many thanks to Kurt Carlson for taking the lead in directing the work of these two contractors. John Jaso has been talking with a project engineer about putting in new meters. The earliest would be this fall and it probably would not occur until spring.
- 2) V6/V7 low irrigation and potable water system pressure problem has been resolved.
- 3) West Pond bridge replacement has been completed.

- 4) V1 SE Parkside asphalt road and been replaced.
- 5) V2/V5/V6 alley (western 65%) to be done by Humbert Asphalt in the July/August timeframe at a time to be determined.
- 6) Clock tower storage annex – Work continues with the contractor to re-start this project.
- 7) Removal of two hazardous trees adjacent to the walking trail south of the creek A recent windstorm broke the top 20 feet of a cottonwood tree between bridges 2 and 3. The broken treetop was suspended over the walking trail by an adjacent cottonwood. VGC volunteers cut down the deformed cottonwood and eliminated the hazard. In the same area there was a 60-foot cottonwood tree that has been dead for some time and getting weaker as the rotting proceeded. This tree was also cut down to eliminate the hazard. Many thanks to Joe Roemer...good cutting Joe!!
- 8) Volunteers needed to prune small willows and blackberries encroaching on Bridge 1 (closest to Lions Par). Will require approximately 1 hour and 2 large plastic bags to haul away the cuttings. Text Ray Goff at 406-799-0501 if you can help. Also needed to pull weeds from VGC riparian common area on north side of Garrison Creek halfway between bridges 2 and 3. This should take about an hour. Call Denise Bartlow if you can help.

Update regarding proposed Governing documents – A quorum was not met. 167 ballots were returned, and a quorum required 180. Votes were counted for informational purposes. There were 119 yes and 48 no votes. The CCR committee will be reconvened. New members will be asked to join the committee. The board wants to address membership concerns. The goal is to develop a product that meets the needs of the membership. The draft parking and board qualifications are at:

<https://villagesofgarrisoncreek.com/members-content#draft>

Comments from visitors: Disappointing that we did not have a quorum. It would be interesting to see the percentage of absentee voters and how they voted. We used to have 30% rentals and now have 20%. If you would like to give suggestions or comments contact board members, via email or info line at comments to info@villages.com.

Strategic Plan - A committee of homeowners originally developed a strategic plan for the villages in 2019 which the board accepted. This committee has provided an updated version of the plan which has been posted on the website for several months. The board accepted the updated plan for the purposes of guidance and direction in both short term and long -term planning efforts. As a community we are challenged to preserve the foundations upon which our villages were created, beginning 25 years ago. Much has changed since then including the addition of later villages, widespread sales of properties for rentals, and significant homeowner turnover. the plan is to provide guidance to the Master Property Management Association (MPMA) board of directors as it considers decisions impacting the future of the Villages of Garrison Creek Homeowner's Association, and it also serves as guide for the association as it faces the many management challenges in its daily operations. It captures the impacts of current and former board members, key volunteers and individuals, not by their names but by their insights, their work, and their priorities. Other potential plan users include new board members, key vendors, prospective professional managers as well as owners who seek more in-depth information. With this plan the board can more effectively serve the association's needs and fulfill the expectations of its members. Additionally, it provides homeowners with a clearer and more comprehensive summary of the future and how the MPMA board of directors and Village leadership will attempt to shepherd the association's future compliant with relevant rules and in the best interest of our homeowners. Please examine and comment on the strategic plan, which is [available on the VGC website.](#)

Phase 5 development: Nothing new to report from what was shared last month, Verbiage should be changed to Many Waters.

Web site: There have been issues with the website. It is easy to go to the website, but one needs to sign into members sign in page which currently is a locked area. Initially it was easy to access. Because the site is locked for members only there have been over 100 phishing attempts per day from anywhere in the world. Also, many members have not been able to get in. Without objection the lock will be removed from the member's content. There will be no personal identifiable information available.

The board has been getting a lot of requests for email addresses. Addresses or phone numbers are not being given out.

Village Roles – We are having more questions and more villages that do not have governance. What do members feel individual villages should do. Some villages have contact people, some have boards, some have committees. Why is each Village separately governed or managed? It is a historical practice. That is the way it was written in the existing covenants.

This was addressed in the new documents. Each Villages has different dues. The big discrepancy is water. The developer set it up so each Village would control its front water. There was no master board when first set up. Each Village is responsible for its own. This exists for every new homeowner that they do not know who is in charge of each village. A lot of what is going on each village vs master board. Hard to find people to serve on the master board doubly hard for each village. Village 10 is the only village with a board. Village 9 has an active committee. Village 8 has a three person committee but no formal organization. Village 7 has a committee but no formal organization. Village 6 only has a few leaders. Village 5 has two leaders. Village 2 was Linda Morris. When we originally set up the welcome committee a sheet was taken who was the Village contact person, when garbage is picked up. There is a homeowner's manual but there is no listing of individual Villages leadership. It seems like we are having problems with communication from the Villages. Chris Woller is the president of Village 1. Members need to sign up for Chimp mail. Go to the website, there is a box to click to sign up for email. Information is available in the flyer boxes. The bill from Jim Hall breaks down what you are paying for in your dues. Marie will provide a listing of names and numbers of contact people.

Next Board Meeting – Wednesday, July 26, 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 the Executive Session. Marie moved. Linda seconded to come out of Executive Session. Motion passed.

Meeting Adjourned