



**Villages of Garrison Creek Board Meeting  
July 26, 2023, Sonbridge Community Center**

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

**Absent** – \_\_\_Mike Serra, John Cress

**Guests Present** – 18

**Quorum** – Met

**Welcome and Introductions** – President Linda Olson welcomed visitors.

**Member Comments:**

Linda began the discussion as the board has received numerous questions and concerns from both Mr. Miller and Mr. Coleman who could not be present at this meeting.

Both of them have made records requests. They asked to see the sign-in attendance sheets and proxy forms from the 2022 Annual Meeting. They did this with an observer present and made digital copies by photographing with signatures covered. Mr. Miller observed the copies of the ballots and envelopes from the governing documents election also with an observer present. He made digital copies again with signatures blocked.

Mr. Coleman recently wrote an email to the board requesting that his questions be discussed at this board meeting. The full board received these questions via email and had discussed them via electronic mail and agreed on possible responses.

The first question/request was to ask for a complete summary of all expenses to date for the storage shed along with the approved budget amount. The answer is that it will be in the financial records posted on the website.

He also requested an update on the water leak affecting usage charges and water pressure in V1,V2,V5,V6, and 7. The answers to this will be in the Landscaping

report which will be posted as part of these minutes.

His third question has to do with the budgeting process. Both Don Coleman and Brian Miller have expressed concerns regarding this issue. In the latest president's message it is noted that motions from the floor will not be allowed at the annual meeting. He requested clarification as when they would be allowed providing an opportunity for membership to discuss and vote on specific line items as has historically been allowed and gave an example from 2012.

Linda reviewed the process as follows: According to Washington State law the HOA board is responsible for determining the budget on behalf of the membership. The finance committee will soon begin its work on the 2024 VGC budget and will ultimately send a budget to the board for approval. Before the board approves a budget is the time for comment. In other words, right now. Members can discuss concerns and recommendations with any finance committee member or board member and we encourage you to do so. You can also send comments to our website: [info@villagesofgarrisoncreek.com](mailto:info@villagesofgarrisoncreek.com). The Annual Meeting is not the time for changes. The board has already approved the budget prior to this time and is asking the membership to ratify it at the annual meeting by voting "yes" or "no." To allow any motions at this meeting would nullify the information sent to the members in advance of this meeting. That is not fair to the members who may have attended the meeting if they knew another issue was subject to a vote.

The parking issue was the topic of Mr. Coleman's last question. He asked if the board was now usurping the authority of ARC as outlined in our current governing documents. The short answer is "no" and it was explained that ARC had asked for assistance in developing policy on this thorny topic. The draft policy is posted on line and there will be a special meeting called where members can vote on it.

Brian Miller has responded to the President's messages on both the budget and Strategic Plan. He stated that he felt there was no transparency in the budgeting process and regarding the Strategic Plan he believes that it was not membership driven but board driven. Linda explained that a committee which did not include board members developed the plan. It was on the website for months without member comments being received for input. The Strategic Plan is to be considered a guiding document not a governing document.

Janet Siviter suggestion the board consider Xeriscaping as an option instead of grass for the front yards. Discussion ensued among members present, ARC committee members, and board members. The time has passed for large lawns. Questions raised were How do we proceed? How is it maintained and how is it monitored? It was suggested that Xeriscaping be incorporated into a policy to conserve water. A special committee should be formed to discuss the issue. Including the option of artificial grass.

John Jaso had a question about the HOA management. A software program and a management group that uses a management program is available. There is need for discussion with Jim Hall retiring. The program would involve text messages instead of email. A committee will look at this as one option.

**Minutes** – Marie Evans moved to approve the minutes of the June meeting as presented. Kurt Carlson seconded. Motion passed. It was mentioned that the board reviews the minutes before they are posted.

**Financial Report** – Marie presented the financial report. We are halfway through the year as of June 30<sup>th</sup>. Anything over 50% indicates overbudget. Many items in the budget the board has no control over. (City of College Place. Lawns plus, going rate on landscaping.) The board has control over how much money is put into snowplowing.

The HOA is bound by law to have a Reserve Study which must be done by professionals. The board generally follows the recommendations. The HOA has to be audited every year. The HOA is awaiting information from the attorney regarding the lawsuit to complete the 2020 audit. It will also be noted that Village 10 does not comply with Board Policy on central accounting.

Marie Evans reviewed the financial report. The first page discusses all our money. The next two pages talk about what is in our budget. We are over budget on the Reserve Study which was expected because of the new firm. We have a contingency (which absorbs anything that goes over budget). In line 7500 are non-contract items such as irrigation repair which we pay by the hour plus materials. Mowing, trimming, and clean-up is by contract. The landscapers are paid every month for 12 months from 1<sup>st</sup> of March through February. There is talk about changing this to match the fiscal year. The finance committee has to guess how much will be needed for pest management. We went over budget last year because of army worms and bill bugs. This year we had aphids. The fourth page is profit and lost vs reserve fund. The reserve fund is NOT a budget, it is a fund. The money is for the use of items that may come up. The replacement of Village 1 roads came in under the estimate which allows that money to be available for other projects that will need funding. Some homeowner's associations that do not have a Reserve fund need to take out a loan from the bank in order to complete needed projects and repairs. The Villages has a strong Reserve fund which increases the values of our

homes. The profit and loss fund shows how much we pay each month. It is always available on the website for people to review. The first half of the estimate for the Clock tower annex was paid in April of 2022. The rest of the payment will be made when the project is completed. It was noted that there is nothing in the budget to maintain the overflow parking lot.

**Delinquencies** Several people are less than \$100.00 per month delinquent, 3 people are one month past due. The association is behind by \$9500.00, \$8,000.00 of this is from one homeowner not paying dues for the past three years. Legal action is being taken.

There was a question about line 7350 which showed a negative amount. This is the legal cost for the lien which is kept separate as it will be included as part of the lien.

The Villages is looking for someone to take over as treasurer of the organization.

Marie moved to accept the financial report. Kurt seconded. Passed unanimously.

## **Committee Reports**

### **ARC**

1. This committee has worked this month with residents, building fences, painting homes, and has fielded several general questions.
2. The 3rd phase of home inspections will occur Saturday, the 30th , with Village 6. We have received positive response from some homeowners regarding making exterior improvements. Completed Village 1, 2, and 5.
3. The verbiage change was made to the Land Use Standards (LUS) regarding the reference to the overflow parking lot. This has been removed from the LUS. As requested by the previous owners, the sign on this lot has been removed. We will move forward with communicating to residents, the change of ownership on this property, and the eventual removal of the lot.
4. Would like the Boards feedback on the 2 Airbnb's located in the Villages. They were both informed by register mail they had until the 1st of September to remove their listing and either sell or rent the property. We should consider what the next step is, as both properties have bookings into November.

There is no verbiage on fines for non-adherence. It needs to be distributed to the membership. Does not need to be voted on by the membership but it would be a good idea. It requires a 50% vote.

**Social** The committee is currently working on upcoming functions.

1. A formal opening of the Blackberry Mini-Target Golf is planned for August 27th , weather depending. This will be a drop- in event where residents can learn about the course and receive instruction from Dick Cook.
2. The September event featuring the dance troupe – Colors of Mexico is in the planning stage. Be sure to spread the word, this is a must-see professional demonstration sure to impress everyone. There will also be a Taco bar.
3. Home sales have been slow, but this week we received notification that three homes are in the final stages of selling.
4. We have received some great ideas for future events, please send ideas in to the socialwelcome@villagesofgarrisoncreek.com email address.

## **Safety**

Thank you to Ray and Landscaping for removing and trimming the tree/shrubs that were impeding pedestrian/ drivers' vision of each other on the pathway from the Gazebo across Creekside. An overgrown Mugo pine was removed at the Creekside crossing, and across the street the same type of shrub was cut back. The large tree at the Gazebo crossing will receive a haircut, completing this project.

Sunday, July 23rd , the committee repainted the crossings at 6 locations. Thanks to Janet Siviter, Dick Cook, Linda Colfelt, and Joe Roemer who assisted with this project, allowing it to be completed quickly without excessive interruption to traffic. This is the third year of painting crossings, to provide drivers and pedestrians with a safe experience. Although we have had enormous positive feedback for this, we did have one resident who said that some residents do not like the look of the paint on the road.

The blackberries are ready to be picked.

## **Landscape / Reserve Study**

**Reserve Committee:** Have received the 2<sup>nd</sup> draft of VGC 2024 study from our reserve analyst, Accurate Reserve Professionals, Inc (ARPI). Components were added to address the shared water systems in V 1,2,5,6, and 10.

## **Common Area committee**

The Clock tower annex construction has resumed. The objective is to have completion by Friday. Shingling for the roof was not covered in the contract. Painting was not included in the contract. Colors were decided back in March. The complete project should be completed in a couple of weeks. There is a need for maintenance on the Clock tower.

The railing on bridge three over the creek is shaky. David Siviter will take a look. Hopefully, a repair will be possible. An assessment will be obtained.

John Jaso, Kurt Carlson, Rebecca DeMoss, Ray Goff, Dick Cook and TAL have been working on irrigation issues and scheduling for mitigating pressure issues, water conservation, and replacement of aging components. Discussions will continue on viability of additional metering with the city. While major water pressure issues for V6/V7 were resolved in early June, there are times where pressure is still less than optimal. Mapping of water and irrigation lines continues. On 7/6 the Tri-Cities Leak detective was again on site to attempt to isolate leak(s) within the Covey loop. Beyond eliminating the home shutoff valves and confirming irrigation is NOT contributing, this effort was not successful. A suggestion was made to add one or two shutoff valves in the Covey main to further isolate the affected area. One valve can potentially be added without disrupting pavement in the landscape island in the southwest section. That would split the loop to 4 and 8 homes for isolation and add opportunity to insert cameras, dye, gas, or other technology to assist. Infrared/thermal technology vs. ultrasound is also a consideration. This is beyond the knowledge scope of volunteers and we will require further professional assistance. In addition, trying to isolate during irrigation season is extremely difficult as the 151-owner irrigation systems are outside of association control/review and the commons scheduling is also complex. Further isolation may have to wait until Fall. The city provided hourly usage Fall (October) to Spring (April) 2019 to 2023 covering the non-irrigation seasons. Kurt analyzed this data which shows the 700gph usage, "leak(s)", believed to be in Covey from testing performed in February and April existed when irrigation was disabled at the beginning of 11/2022 but was only 260-320gph in 03/2022; e.g., a "leak" commenced between March and November, but not the full 700gph. Kurt is awaiting city data May-September, but it may be difficult with irrigation season variables to identify if any maintenance activity caused this. Looking at data back to 11/2019, steady usage of 130gph increased to 250gph in 02/2020. Since the Covey usage likely cannot be resolved until Fall, we will initiate the sewer credit for the Parkside leak which was resolved 01/2023. Water usage is billed \$1.71/1000g and sewer usage is billed \$4.90/1000g for the median monthly use December to February which the Parkside leak corrupted and should be credited. The city will not credit for water use but does credit for sewer use with demonstrated repair.

**Many Waters:**

Ownership of the undeveloped 14+ acres north of Garrison Village Way has been transferred from Phase Five Development LLC, a Washington company, to Many Waters LLC, a company registered in Wyoming. Wyoming law provides attractive tax and confidentiality provisions for businesses like Many Waters LLC. As a result, it has taken some time for the MPMA to ascertain who the owners are. Here's what we know:

□ Many Waters LLC has a mailing address in Washington at an office in the Pacific Trust Company building in Seattle, owned by Michael Corliss. Mr. Corliss owns commercial, residential, and agricultural property in Walla Walla. He is the founder

and principal of the Pacific Trust Company and also the Bridger Trust Company in Wyoming. Both organizations have crossover in board membership and business interests.

□ The ownership in Many Waters remains unknown . City officials indicated to John Cress that Doug Botimer and an investor in France were owners in the new LLC. Doug Botimer denies this.

In past years, the Fishers made a valuable contribution to our entire neighborhood by arranging for weed control and mowing of the large parcel of undeveloped ground. Appearing to wish to remain anonymous, the owners of Many Waters did not step forward this year to care for their overgrown field. Their inattention resulted in a hazardous eyesore.

Homeowner in Village 10, Jane Shaw, and MPMA Board Officers Linda Olson and Marie Evans, helped track down ownership information and found a responsible senior director at the Bridger Trust Company who acted on behalf of the property owners to get the field cut earlier this summer and again this week. We are told that he will make the necessary arrangements for maintaining the parcel going forward.

The City of College Place has told us that we are likely to see excavation on the 14 acres and the installation of underground infrastructure. This apparently does not require submission of a new development plat. We understand that Mr. Botimer's partner in France is pushing him to get underway with the new subdivision as he is eager to see a positive return on this investment that has been part of his portfolio for many years.

As this work advances, your MPMA Board will work carefully with all parties to ensure that the signed and recorded agreements for community standards, common area access and usage reciprocity, and reserve funding for the upkeep of the Garrison Village Way corridor will be followed. We look forward to welcoming new neighbors in new homes built over the current tumbleweed patch.

As previously stated, overflow vehicle parking in a small portion of that field that has been provided as a courtesy for VGC homeowners needing such, will not continue to be available. Current users should make other arrangements for their parking needs in harmony with our Land Use Standards.

Respectfully submitted by John C. Cress

MPMA Vice President / Chair, Ad Hoc Committee on Many Waters LLC

**Web site:** The lock has been removed from the member's content.

**Board Member Criteria and Parking Policy:** This will be voted on at a special meeting in early October. The draft documents were handed out at the meeting and are available on the website.

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

The board is requesting comments from the membership. A survey was taken in 2019. A major concern was parking. It is especially important now that the overflow parking is no longer available. The policy has been adopted to be in line with the City of College Place. It is unenforceable to not allow parking in the driveway but there is a law that does not allow parking on the street overnight. Comments were also solicited about the qualifications for nomination and election or appointment of directors. This was taken from an existing template used by other associations. Please make comments at [info@villagesofgarrisoncreek.com](mailto:info@villagesofgarrisoncreek.com).

The landscaping committee is working on a proposal for more timely irrigation support from (TAL) Tree Amigos Landscaping. There is a recommendation to hire a temporary person from August September, and October This will cost ~\$8500.00. There is a line item 7540 budgeted \$10,0000, per year still have \$5100.00. . Village 5, 6, and 8,will allocate \$1000.00 toward this expense.

**Next Board Meeting – Sunday, August 27, 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. Linda 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**