



**Villages of Garrison Creek MPMA Special Meeting
October 1, 2023, Sonbridge Community Center**

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

Absent – ___None_____

Guests Present – 56

Proxies – 61

Welcome and Introductions – President Linda Olson welcomed members. Ground rules: 3 minutes per member per subject. No interruptions while a person is talking. Be respectful.

Parliamentarian - Dr. Loren Dickinson

Quorum – 117 members present including proxies. Quorum met.

Presentation of Board Criteria and comment period – Criteria attached. John Cress spoke about the governing documents. Indicating that they are clear that the board members are elected by the membership but not clear how nominees for the board become nominees. This was done several ways in the past. (Developers nominated. Nominating by currently serving board members. Name put in by members on the floor at membership meetings. A mixture of methods.) In an effort to qualify the process the MPMA sent out procedural guidelines. Any member can nominate a board member in advance or from the floor. The board articulated the best criteria for board members. Several members objected to the criteria indicated that the board did not have the authority. John agrees that they are correct. The board acted in good faith, but the establishment of the criteria is the exclusive domain of the members. It does require membership votes to revise such criteria. The criteria set last year is in the packet and will not be used again unless the majority of the members agree. This is organizational and procedural. Will be discussed then brought to a vote.

Discussion:

Don Colman Village 10. Read a prepared statement. See attached.

A discussion was held about the legality of whether the board could bring this for a vote.

Kurt Carlson mentioned statute 6490 An association must provide notice to unit owners of the time, date, and place of each annual and special unit owners meeting not less than fourteen days and not more than fifty days before the meeting date. Notice may be by any means described in RCW 64.90.515. The notice of any meeting must state the time, date, and place of the meeting and the items on the agenda, including:

(i). The text of any proposed amendment to the declaration or organizational documents:...

(e) Unit owners must be given a reasonable opportunity at any meeting to comment regarding any matter affecting the common interest community or the association.

The following members provided their opinions:

Rand Strobel Village 5

Jack Gisler Village 8

Kurt Carlson Village 2

Gibb Condie Village 7

Richard Gilliland Village 10

David Siviter Village 9

Brian Miller Village 10

A motion was made by Jack Gisler and seconded by Dianna Pease that members vote on board nomination criteria.

Rand Strobel Moved that the criteria submitted to the membership in this letter be adopted for a vote, but it strike criteria number 3 and 4. Seconded by Richard Gilliland. The items to be omitted are "3. Not be a convicted felon. And 4. Not be involved with litigation with the association and/or a director."

After much discussion about a hand count including proxies.

A member called the questions to end discussion.

Prior to the vote on the amendment Brian Miller made a motion to propose another amendment to eliminate criteria that you have to be a homeowner in the villages. Second by Don Coleman. Favor 3 Proxies 10 Opposed 30 Proxies 22

After the failure of Brian Miller's motion, a vote was taken on Rand Strobel's motion Favor 13 Proxies 30 Opposed 34 Proxies 22.

Because of all the confusion the board agreed to consider this an advisory vote on the criteria issue and not a binding vote.

It was then moved and seconded to move to the next point Majority approved.

Presentation of Parking Changes

Kurt Carlson stated that the recommendations came from City and State codes.

Additional discussion ensued by:

Rand Strobel

Dave Elliot Village 6

Don Coleman

Presentation and Comments on Enforcement and Fines

Can be found on the website. Encouraged to read. Comments will be taken at the next board meeting on October 28.

Member comments on CCR's and Bylaws

The board wants comments from the membership. They have been posted for months. Had three public meetings. Board was at gazebo on Saturday and Sunday on two separate weekends. We do not know what more we could do. What more do you want? Advice, how can we present it in a different manner. How can we engage the membership to vote? Is it apathy, is it not understanding?

Discussion ensued from the following members:

Rand Strobel

David Siviter

It was recommended by several members that in order to move the changes forward. Each block of change be voted on separately. If you can identify the hot spots and deal with them individually, I think you will be able to look at the bigger picture and move forward. One thing that is an irritant will keep members from voting for the entire process.

The board wants your input.

Member Comments on Future of the Villages

Linda Olson asked will we be able to sustain an all-volunteer organization? This is part of the last board meeting so please look at those minutes and make comments to the info line. We are proposing a committee be formed with representation from each Village. We need a plan A and a plan B. Will we need a management company?

The board is trying to do everything addressed by members. The changes in the CCR's and bylaws passed but we didn't have 2/3 of the members so didn't have a quorum so the vote didn't count. Please participate by coming to board meetings or sending comments.

A question was asked what a management company would do and how much would cost. We don't know. That is the function of the committee. A member suspected it would cost roughly \$50-70,000 per year.

A member asked How many people have ever lived in an HOA, and did they have a management committee? Who is doing the day-to-day operations now? It is all volunteers, and they are getting stressed out and old. We know there are people who can't volunteer. There are many reasons for not volunteering but we have to decide if we can continue this method of operation.

Closing Remarks

Linda Thanked all for attending today.

Moved to close. Seconded. Approved unanimously.