



Villages of Garrison Creek Board Meeting  
October 25, 2023, Sonbridge Community Center

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

Absent – None

Guests Present – 14

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

Quorum –Six members. Quorum met.

Member Comments: None at this time.

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

Financial Report – Marie indicated the 2020 audit is on the website. It took longer to complete as the Villages moved to centralized accounting in the middle of the year. Hopefully 2021 and 2022 will occur more quickly. The audit is not complete as one village has not provided their financial records to be included in the audit.

Marie Evans reviewed the financial report which is on the website. Finances are where they should be, and special projects are paid up through September. Marie Evans moved to accept the report as presented. Kurt Carlson Seconded. Passed unanimously.

Finance Committee Report October 25, 2023. See Attached.

Marie Evans moved acceptance of the Finance Committee’s recommendation. John Cress seconded. Passed Unanimously.

A member asked who the chairs were for the Reserve and Finance committees. Marie Evans and Jim Hall are co -chairs of the Finance Committee. Ray Goff is chair of the Reserve committee.

Jim Hall requested to be replaced at the end of the year. The board met with JoAnn Brewer head of Brewer Booking and Payroll. She will start working on a three-month agreement beginning November 1st.

At the end of January, the new board may renew her contract. Marie Evans moved that the MPMA Board of directors authorize our president to enter into a 3-month agreement beginning November 1, 2023, with JoAnn Brewer of Brewer Bookkeeping and Payroll. Kurt Carlson seconded. Passed Unanimously.

Marie Evans moved that the MPMA Board of directors authorize \$2000 from contingency in the operating budget to pay for 2 months of services from Jo Ann Brewer for November and December (this is to finance the two months overlap of accountants to ensure a smooth transition). Kurt Carlson seconded. Unanimously approved. Jo Ann will continue to manage each individual Village as well as the Master and will be paid by each Village as well as the Master. Village 10 does not contribute

Marie Evans moved that the MPMA loan funds to any Village experiencing a shortfall due to the excessive sewer changes in 2023 pending reimbursement by the City if College Place. Kurt Carlson seconded. Approved unanimously. (The sewer bills have been extremely high due to the water leak for Villages 1,2,5, 6, and 7.)

Comments / opinions from Kurt Carlson for 10/25/2023 VGC Board Meeting: See Attached

Kurt Carlson moved the association adopt RCW 64.90 as the governing statute for VGC MPMA upon membership approval. Marie Evans seconded. Approved unanimously.

New Business:

Board candidates nominating process: See Attached.

Because of the issues and the confusion at the meeting the criteria at the last meeting were advisory only. Nominees are encouraged to provide biographies. Not a change but a way to articulate the process to encourage more candidates. Candidates that have their information by November 17<sup>th</sup> will be on the December ballot.

Future Management Members of the strategic planning committee have recommended the board put forth a resolution for member advisory vote to establish an all-phase, ad hoc committee to research and advise the association of need and viability for professional management. Kurt

personally supports this research as pursuing this course, if advisable, is at least a year long process and requires thoughtful involvement of the membership, especially for cost vs. benefit. Neither Kurt nor the board, are proposing professional management, but concur we need to initiate the research involving our members.

Kurt Carlson moved that the Villages of Garrison Creek conduct an advisory vote at the 2023 Annual Meeting to advise the future 2024 Board whether we should establish this research group as proposed. Motion was not seconded. The matter was tabled.

Linda Olson commented that the Board is not promoting a professional management company but all options need to be considered.

#### Committee Reports

ARC –Denise Bartlow submitted a written report to Linda Olson. See Attached. Social – is working on a reception for Jim Hall at the annual meeting.

Landscape / Reserve Study – Ray Goff reported on the volunteer Reserve and Common Area Landscaping & Maintenance committees with recommendations for board approval. See Attached.

1. The common area/landscaping committee had delayed irrigation system blowouts so we could test new irrigation controllers installed in the past two weeks. However, due to the sudden change in the weather forecast TAL began blowing out lines Tuesday.
2. TAL found and repaired the leak by trail two.
3. We are on Central Washington asphaltting to have the barricaded area at trail 2 and SE Creekside asphalted before Thanksgiving.

#### Old Business:

Individual Villages News Sections on website. Village 9 was wondering if they could have a drop-down menu where they could include the minutes of their meetings and other business. Discussion ensued.

Planning for Future- Discussed above.

Brian Miller asked Mike Serra if he had attempted to reach Joel Tax (our previous Reserve consultant). Mike indicated he had tried and was unsuccessful. Brian Miller also asked Linda Olson if she had attempted to reach Joel Tax. Linda indicated she had and was also unsuccessful. Multiple attempts were made to contact him with no response. It was surmised that he was upset that we did not raise the Reserve Fund dues as much as he recommended. (\$17/month increase). Dave Siviter gave a first-hand account of the conversation where Joel Tax expressed his frustration that the Villages were not raising the dues contribution enough.

A member asked if there could be a general meeting twice a year instead of once a year. It will be taken under advisement.

Next Board Meeting – Wednesday, November 15, 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. John 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