

VGC Board Meeting 1/24/24
Common Area/Landscaping Committee and
Reserve Committee Reports

COMMON AREA LANDSCAPING & MAINTENANCE COMMITTEE REPORT

No meetings since last report.

Snow Removal (Dick Cook and Ray Goff)

- 1) Basically trying to follow College Place procedures, i.e., snowplowing streets when we receive 4" to 6" snowfall, with first priority given to main arteries (Garrison Village Way & SE Creekside) & dangerous, hilly streets (SE Crestlane) & then snowplow other VGC streets depending on weather pattern.
- 2) This is not a perfect science, i.e., we apply some judgement overlay to consider 10-day weather forecast so we can stretch our budget dollars. After the snowfall a couple of weeks ago, the 10-day forecast called for warmer temperatures and rainfall, so other VGC streets were not plowed. We drove the streets each morning to confirm they could be traveled over safely.
- 3) The street areas around mailboxes were cleared of snow and treated with asphalt-friendly and pet-friendly ice melt. (The Board clarified that, for future snow/ice events, we also want the sidewalk on the South side of GVW cleared and snow melt applied as standard operating procedure.)

V5/844 Covey Court Suspected College Place Water Leak (John Jaso and Ray Goff)

- 1) In early December, after excavating 2 locations identified as potential water leak locations on Covey & discovering no leaks, we retained an alternative, highly-recommended contractor from Spokane. That contractor, American Leak Detection, pinpointed an area in the asphalt in front of 844 SE Covey Ct as the most likely leak location.
- 2) Next step is for TAL to remove a small area of asphalt and hand-dig to visually confirm the water leak and then, if confirmed, have a licensed plumber repair the leak.
- 3) We delayed excavating 2 – 3 weeks waiting for the respective utilities to mark underground natural gas, electric and communications lines and to get past the Christmas/New Years holidays. We met to excavate in early January, but then delayed again due to freezing conditions predicted in the 10-day forecast.
- 4) Excavation is now planned for Monday January 29. A-1 Plumbing is on standby to make any necessary repairs if a leak is detected.

V7 Pocket Park....Fallen Trees (Ray Goff)

- 1) The January snow and wind storms felled 3 small trees adjoining the V7 Pocket Park.
- 2) No property damage: 2 of the trees fell safely away from V7 houses and Bridge 3. 1 tree fell across the Creek, but does not interfere with pedestrian traffic on the walking path.
- 3) Cleanup will be done by volunteers during the warmer weather in the 10-day weather forecast.

VGC Property stored in the Clock Tower, the Clock Tower Storage Annex and in volunteers' residence (Dick Cook and Ray Goff)

- 1) Joe Roemer and Dick Cook cleaned the Clock Tower, removing many un-useful items and re-arranging storage of some VGC assets and moving others to the Clock Tower Storage Annex.
- 2) Other VGC assets have been moved from volunteers' residences into the Clock Tower and the Clock Tower Storage Annex (CTSA).
- 3) Volunteers have donated a workbench, a shelving unit, a floor fan and a tool set for use in the CTSA.
- 4) Dick Cook has prepared the attached first draft of VGC assets stored in the Clock Tower, the CTSA and in volunteers' residences. We will update the listing as new VGC assets are identified.

RESERVE COMMITTEE REPORT

- 1) No meetings of the Reserve Committee since last report.
- 2) Dave Siviter has prepared a first draft of a recommended new process to improve documentation of Reserve projects recommended by the Reserve Committee and approved by the Board. Once finalized, we will present this new process for Board approval.

Ray Goff
1/25/24

Villages of Garrison Creek HOA

STORAGE LOCATIONS .. Clock Tower Annex, Clock Tower, Other

INVENTORY & NOTES ... "WORKING DRAFT .. 1.20.2024"

LOCATIONS .. #CA Clock Tower Annex

#CT Clock Tower

#PH Garrison Creek Pump House

XX .. stored at private home

Item No.	Date	Inventory Item	Serial No / Notes
1CA	12/1/23	Cub Cadet Riding Mower	Batteries on trickle chargers at Jaso's
2CA	12/1/23	John Deere Riding Mower	
3CA	12/1/23	Honda 2000 Generator	Loaned to VGC by Dave Siviter (V9); need to run every 2 wks
4CA	12/1/23	Stihl Line Trimmer w/ crate of 2-cycle oil, manual, accessories	Used to trim SOC Blackberries, etc.
5CA	12/1/23	Work Bench & several totes of supplies (Safety and Hospitality Committees)	Loaned to VGC by Denise Bartlow

6CA	12/1/23	100' yellow/green hose	Donated by Larry/Marie Evans
7CA	12/1/23	Shelving Unit	Donated to VGC by Ray Goff 12/1/23
8CA	12/1/23	Leftover CTSA paint	
9CA	1/5/24	Copper Hawk Hill sign	
10CA	1/5/24	VGC technical drawings	Villages 1, 2, 5, 6, 7, 8, 10, CT Circle, V5 Park/Creekside
11CT	1/7/24	V10 GATES repair parts	old operators, control panel, misc' parts contact .. Don Coleman
12CT	1/7/24	White Sandwich Boards [4]	A-frame message boards
13CT	1/7/24	Saw Horses [2]	Donated by Joyce Beecroft
14CT	1/7/24	Rainbird Sprinkler Parts	Misc. turf irrigation repair parts .. small tubing , pvc connectors, sprinkler heads, pvc glue, valves donated by Ron/Audrey Westenskul
15CT	1/7/24	Asphalt Rake	donated by Gary Cook
16CA	1/7/24	6' folding table	Loaned by Cathy Cook
17XX	1/7/24	Folding Chairs [4]	Loaned @ Cathy Cook's
18CT	1/7/24	Pole Saw	donated by Gary Cook
19CA	1/7/24	misc. Hand Tools	Donated by Ray Goff
20CT	1/7/24	Old Mail Box Repair Parts	including roof repair shingles
21CT	1/7/24	4x4x4' treated sign posts	Replacement posts for low street signs
22CT	1/7/24	Copper 4x4 bridge post-top caps [6]	
23CT	1/7/24	misc. Safety Signage	RE streets, sidewalks, walk trails, ponds, ducks, bikes/skatgeboards

24CT	1/7/24	misc. Street Signs [replacements]	STOP, speed, parking, street names, etc.
25CA	1/7/24	Large VGC HOA Map .. Botimer/Fisher Plat Application 12.2023	
26CA	1/7/24	60 lbs quick dry concrete mix	
27CT	1/7/24	8' metal sign T post [new]	
28XX	1/7/24	Blackberry Target GOLF	@ Dickk Cook's .. Golf poles/flags, clubs donated by Veterans Memorial Golf Course .. golf balls donated by Terry/Katherine Loney
29CT	1/7/24	6' Iron Bar	Donated by Gary Cook
30PH	1/7/24	West Pond Aerator	
31CT	1/7/24	Pond [Algae] Chemicals	
32CA		24" Floor Fan	
33CT	1/7/24	Stihl 18 Chain Saw	Donated by Chuck Boyd [V2] With MANUAL, egg crate, chain oil, spare chain, chain oil, adjusting tool, gas can with fresh [1/8/24] oil/gas mixture
34CA	1/7/24	Gopher Traps [4]	Loaned @ Dick Cook's
35CT	1/7/24	Orange Worker Vests [3]	
36CT	1/7/24	Water Main Line 48" turn key	@ John Jaso's
37 ?		Orange Safety Cones ?	
38XX	1/7/24	1900 psi electric pressure washer	Loaned @ Dick Cook's
39ME		VGC Laptop	@ Barbara Larson [VGC Treas. 2024]
40XX	1/7/24	VGC President Files	@ Cook 03-05 .. Towslee 07-10 .. Coleman 11-14 Siegal [Hines] 15-16 .. Copok 17-21

41CT	1/7/24	Wood Street Sign Blanks	
42 PH	1/7/24	Small Limb Chipper	@ SOC
43CT	1/7/24	4' orange mesh safety fencing	
44CT		Orange roadside/snow reflector poles	[70] @ GVW Parkway & select road corners
45CT	1/7/24	Standard construction bricks [30]	2x4x8 with 3 holes
46CA	1/7/24	Laptop big screen PROJECTOR	