



**Villages of Garrison Creek Board Meeting
January 24, 2024, SonBridge Community Center**

Board Members Present – Linda Olson, John Cress, Marie Evans, Barbara Larson, David Siviter, Greg Brothers, Jonathan Messenger

Election of 2024 Board Officers: Dave Siviter moved that the Board elect by acclamation the following officers, Linda Olson, President, John Cress, Vice President, Marie Evans, Secretary, and Barbara Larson, Treasurer. Greg Brothers seconded. Motion passed unanimously.

Guests Present – 13 Members plus Guests: Renee Rooker, Walla Walla Housing Jo Ann and Bert Brewer from Brewer Bookkeeping and Payroll Services LLC

Welcome and Introductions – President Linda Olson welcomed visitors and invited everyone to introduce themselves. Renee Rooker introduced herself and shared some information about the Cottages of Garrison Creek. She shared that there are over 200 people on the waiting list to live in these cottages, and that it was her desire to be good neighbors with the Villages of Garrison Creek by maintaining their area south of the creek including the bridge. She was grateful that we were willing to communicate any issues that may come up with her directly.

Jo Ann Brewer talked about her taking over from Jim Hall managing the financial books for the Villages. She introduced her husband, Bert, who is her technology partner in the business. Both are available to assist the Board and the Village Leaders.

Member Comments: Dick Cook said that he had been “away” for a year meaning that he was recovering from a serious health condition. Dick wanted to thank the 2023 Board and the committees for their hard work over the past year. He called out the Safety and Social Committees, and gave special thanks to Marie Evans, Kurt Carlson, John Jaso, and Jack Gisler for their special contributions. Dick said he is grateful for all of the board members and their volunteer work.

Discussion with Board and Membership regarding goals and tasks for 2024: Linda asked for a short discussion on ways the Association can improve and tasks that need to be reviewed. Comments were made regarding more and better Communications such as putting out a newsletter that was targeted toward highlighting the goals of the Association and the members

in the various Villages. We need more education on water conservation. A suggestion was made that the Association buy a laser printer to save on professional printing costs. John Cress moved. Jonathan Messenger seconded that David Siviter pursue the newsletter and be it's editor. Motion passed unanimously.

Approval of Minutes from Board Meeting of November 15, 2023: Marie Evans reminded us that the meeting in November was primarily planning for the Annual Meeting. The full minutes and the reports given can be found on the website. Marie Moved, John Cress seconded that the minutes be approved as presented. Motion passed unanimously.

Results of Oct. 1 Specially Called Meeting Advisory Votes: Linda reported that the results of the votes taken at that meeting have not been published since they were advisory votes. However, for those wishing to know the actual results of the ballots, including proxy votes, the Board Criteria vote was 57 yes, 44 no. The parking change received 60 yes and 41 no votes. These results should be kept in mind when discussing these issues.

Parking Issues: Linda read a report from ARC requesting input on this important issue and offered some suggestions. This report is attached. A discussion on parking included a summary of the City of College Place's laws requiring open streets at night. The Villages cannot allow parking overnight on any of our streets. We all know that the overflow lot is totally out for our use now and more people have had to park in their driveways. Parking pads and the extra parking spaces in Villages 1 and 2 should be available for overnight use. The issue is whether to change the Land Use Standards. Allan Fisher stated he would pay for a legal opinion on whether, under state law, the MPMA could legally restrict homeowners to parking overnight in their garages rather than in their driveways. The discussion will continue until the Board feels we can make a decision based on our CCRs and the law.

Financial Report: Barbara Larson pointed out that the Financial Report was for all of 2023 and can be found on the website. She noted a few areas where the budget were exceeded but overall, we came out very well. Linda noted that any other expenses that happened in 2023 will be noted in the 2023 reports. She also noted that Jo Ann Brewer is now our bookkeeper as Jim Hall is retired.

Committee Reports:

- **ARC – Linda Olson** Please see attached report.
- **Social and welcome – Linda Olson** Please see attached report. Note the new chairs.
- **Safety and Security – Linda Olson** Please see attached report. A special thanks to Ray for construction of a work bench in the storage annex making it easier to work on projects.
- **Landscape/Reserve Study – Ray Goff** Please see attached report. Dick Cook added some information on snow removal. We have a policy that is on the website and follow the College Place guidelines. However, snow removal is not an exact science. We plow when we feel it will make the roads safer and check all the roads and alleys often. There was a comment about the sidewalk on GVW. Dick and Ray will look into keeping the south side of GVW sidewalk clear. The other walking paths are currently not being

cleared.

- **AdHoc Committee regarding new development – John Cress** reported that we still do not know the owners names of the property but have been in contact with their management office. Some excavation work has been done. John will be reforming the ad hoc committee.
- **Water issues update – John Jaso** reiterated that the Association was informed in January 2023 that there was a serious leak problem in the water system feeding 151 homes in the Villages. The city chose to let us know at this time because the water usage shot up significantly the end of December 2022. Subsequently, a major water break in a house pipe was determined to be the cause that brought the matter to the attention of the Villages. When that leak was capped off and repaired, the city informed us that there was another leak that was a concern. The city may have been aware of this water usage for a while but did not inform us until January 2023. John Jaso reported that American Leak Detection has pointed to an area near 844 Covey Court as the probable source of the leak. Excavation will begin on Monday, January 29, weather permitting. Several utilities and workers must be coordinated in order for this excavation to take place. Once the leak is found, it should take less than a day to repair. The homeowners in Covey Court will be informed when their water may be turned off. Ray will double check to make sure that the Tree Amigos have liability insurance before they dig. Linda Olson asked John Jaso to repeat when the Association first knew of the leaks in the system. John Jaso said that the Association was informed in January 2023.

Committee membership changes update: Linda Olson said that the Board representatives will change on some of the committees. Barbara Larson is now chair of the Finance Committee. David Siviter is the liaison for the Board on the Reserve Committee.

Calendar/Next Board Meeting: February 28, 2024

Executive Session – Legal issues, Delinquencies, Personnel: Marie Evans moved that the Board go into Executive Session for the purpose of discussing legal issues, delinquencies, and personnel. John Cress seconded. Motion Passed. Marie Evans moved that the Board come out of Executive Session. John Cress seconded. Motion Passed.

Action item: Marie Evans moved and John Cress seconded that the Board authorize President Olson to sign a one-year contract with Brewer Bookkeeping and Payroll LLC. The Board will meet with Jo Ann Brewer on February 5th in Executive Session to discuss the contract and the communications between the board and the bookkeeper. Motion passed.

Adjournment: Motion to adjourn made by all.

ATTACHMENTS

ARC report to Board of Directors January 2024

Parking-

I would like the board to provide direction/guidance on parking issues.

Parking has become a major problem with two recent events-the holiday season and start of construction for Phase 4. The closure of the overflow parking lot has been anticipated. The holiday season brought visitors, many who parked on the street overnight.

Overnight parking on the street is not allowed by College Place City fire code. Our streets are narrower than the 28-foot requirement to allow such. We are committed to maintaining passages for emergency vehicles. Our community was designed and built intentionally with smaller streets with no sidewalks to achieve the Villages feel. Our changing demographics and the larger size of vehicles had not been anticipated.

The Land Use Standards state that all vehicles are to be garaged overnight. We have not enforced this by agreement with the Board and ARC Committee. It is our belief that it is not legal to tell a homeowner where they may park on their property. Overnight parking is allowed on driveways and parking pads if the entire vehicle fits in. The survey results of 2021 indicated that most homeowners did NOT have issue with the above. It is ARC's continued recommendation that residents park their vehicles inside the garage overnight for aesthetics and crime reduction. Most residents currently park overnight in their garage.

I am asking to:

- *Remove "day parking only" signage in the several double-parking slots within the Villages.
- *Compose a letter to all landlords and rental management companies, outlining current parking standards, and ask that this be communicated to renters. This will state the driveway and parking pads can be used overnight, and street parking is not allowed.

*Consider removal of the overnight garage parking verbiage in the Land Use Standards. When this was previously proposed, the committee was informed by a resident that they would sue us if this was done.

*Consider additional areas for building overflow parking spots. There are many negatives to this possibility, homeowners who do not want a parking spot next to their home, reduction of open common area, misuse of parking spots, ability to monitor parking for a few.

Respectfully submitted-

Denise Bartlow

ARC Committee

Safety / Security Report to Board- January 2024

- Would like to extend a “thank you” to Ray Goff for his generous donation of a work bench, now placed in the storage annex. This also provides storage for committee totes.
- Thanks to Dick Cook, repurposed reflectors are now on both one-way signs by the Gazebo. This should help to deter those who drive across the lawn.
- Another repurposed sign was installed at the Myra Rd entrance, informing drivers that the roads within the Villages are “private”. This message is imperative in maintaining our roadways, and particularly now that construction has begun.
- During the second week of January, two stop signs were removed and taken from the Creekside/GVW intersection. This occurred overnight. Thanks again to Dick who replaced the signs with ones from storage in the clock tower. A third stop sign was later reported missing from the intersection of Quail Run and Creekside. This has also been replaced by Dick.
- During the late fall the maintenance committee, with TAL, did sidewalk grinding. This may end up being a yearly project as the trees along GVW continue to grow, and roots cause the sidewalks to buckle. This important safety project will provide walkers with an improved surface.

Social / Welcome Report to Board January 2024

There will be a change in chairs for this committee. Joyce and Denise have stepped down. The committee will be chaired by Anita Williams, who will take over the social part, and Cindy Yegge who will chair the Welcome part. We're excited for this change and anticipate it will be seamless. Both Anita and Cindy have been active on this committee for quite some time.

One home sale occurred at the end of December, first of January.

There are currently no social events planned. It is anticipated that will begin in the springtime.

Joyce & Denise