



**Villages of Garrison Creek Board Meeting  
March 27 2024, SonBridge Community Center**

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

**Guests Present** – 17 Members

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

**Quorum** – All Board Members present

**Member Comments** – John Jaso commented on the recent water issue where dirt got into the water system. He said that the presence of coliform was not necessarily dangerous and depended on the specific type of coliform bacteria. Linda Olson announced that she had received the most recent testing results just before the meeting and the samples were negative for bacteria.

Dave Elliot announced that construction will begin within a few days in Lion's Park adjacent to the Villages. They will be working on the park making many improvements for at least the rest of this summer.

**Minutes** – Marie Evans moved to approve the minutes of the Board Meeting on February 28<sup>th</sup> and the Special Called Meeting on February 12<sup>th</sup> as presented. Barbara Larson seconded. Motion passed.

**Financial Report** – Barbara Larson reminded us that the reports are always posted on the website for review. She noted that we are over budget in the Audit line as we have had to pay for two audits. The 2021 and 2022 audits are in their final draft and will be posted when signed. There were no concerns with the audits as they were ranked as "Satisfactory".

Barbara Larson also noted that the Legal line showed a minus because we were able to reimburse funds into that line. Board Members and Committee Chairs are asked to have the

invoices sent to the VGC or use the VGC credit card. We are trying to avoid reimbursing individuals for Association business.

Barbara Larson moved, and Linda Olson seconded to approve the financial report as presented. Motion carried.

**President's Announcements:** Linda Olson announced that the board is reviewing the Delinquency Policy and will discuss it in Executive Session. It is expected that the policy will be ready in draft form in April and the final policy voted on by the Board in May.

President Linda Olson also requested that we search for a volunteer who would be able to serve as a back up person to our webmaster. The duties would be to help get out Chimp Emails and possibly post documents to the web. Carol Davis will discuss the possibility of her volunteering with our webmaster, Rick Bartlow.

#### **Committee Reports:**

**ARC – Denise Bartlow** stated that we continue to wait for a legal response being obtained by Allan Fisher. If no response is received, we will move forward with the Land Use Standard changes.

**Social and welcome – Anita Williams and Cindy Yegge** are setting up a system to be informed of new homeowners when they arrive in the Villages. The Social Committee is planning several events this year. The sandwich boards that were ordered for all Village committees to use have arrived and are stored in the storage annex.

**Safety and Security – Denise Bartlow and Joyce Beecroft** met with David Siviter. They are working on a list of emergency actions that may be needed. It's best to have a plan in place than to put one together during an emergency.

There was a question about mailbox theft and a discussion followed. The mailbox structures are the responsibility of the MPMA and the actual boxes are the responsibility of the Village members individually or as a Village.

A question was asked of the safety of the cottonwood trees that are across the creek from Village 7. After a discussion, the board requested that Ray Goff meet with the concerned members there and bring a recommendation to the Board for possible further action. Two important points were made. John Cress stated that the Board is doing our best to be responsible and are not walking away from any problem. Ray Goff stated that any tree that is deemed a danger will be removed.

**Landscape/Reserve Study – Ray Goff** stated that they are continuing to remove shrubs and trees that are causing sight issues for our walkers and traffic. A pine shrub was removed on Trail 1. Volunteers removed trees that were down from the recent storm. The Tree Amigos removed the brush. The water issues continue to plague us. The Covey Court water leak was partially fixed but there is still major leakage. The repair of the irrigation problem was the cause of the drinking water issue recently. We will continue to have the Tree Amigos work with the irrigation, but if repairs involve potable water pipes, a professional plumber will be called in to assist or repair the problem. There was some discussion on the bond held by the Tree Amigos. Ray will check on that. There was also some discussion on whether it might be feasible to consider other options for the one-meter system for 151 homes.

Barbara Larson moved and John Cress seconded that John Jaso be appointed to investigate expenses to put in a 2<sup>nd</sup> meter for those Villagers who are on one meter. Motion carried.

**AdHoc Committee regarding new development – John Cress** stated that he and President Linda Olson have been trying to contact the Many Waters owner through their attorney and their supervising engineer. The letters have not been answered. We are looking for a better means of communication and more information. We were informed on Monday that the workers would be connecting their fresh water and closing down Garrison Village Way on Thursday. We got them to delay one day. They have promised to route the traffic themselves, and to not shut off any water for the Villages. We have also stopped them from filling their water truck at our water outlet near their property. John Cress and Linda Olson will continue to pursue better communications with Many Waters and they will consult with the city attorney and the Board Attorney on our options.

**Calendar/Next Board Meeting: Sunday, April 28, 2024** Please note that this is a Sunday meeting specifically planned for those who say they cannot attend afternoon meetings during the week.

**Executive Session – Marie Evans** moved and Barbara Larson seconded that the board to into Executive Session for the purpose of discussing Legal issues, Delinquencies, Personnel. Motion carried.

**Adjournment:** Marie Evans moved and everyone seconded that the board come our of Executive Session and adjourn. Motion carried.