



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

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

**Absent** – Jonathan Messenger, John Cress

**Guests Present** – 20

- **Introductions and Welcome** – President Olson invited all to share their name and Village. All Villages except 10 were represented.
- **Quorum Call** - met
- **Member comments** – none at this time
- **Approval of Minutes from Board Meeting of May 22, 2024** – Marie Evans pointed out that there were two sets of minutes to approve. Marie Evans moved. Linda Olson seconded to approve the minutes of the special meeting May 31, 2024. Motion carried. Marie Evans moved. Barbara Larson seconded that the minutes of the Board meeting of May 24 be approved. Motion carried.
- **Financial Report – Barbara Larson** – Barbara Larson noted that all areas of the budget, with the exception of extra payments for completed audits, were on track. She also noted that she had found an error in the reporting of the yearly backflow inspections. This will be corrected in the next report. Barbara Larson moved approval of the financial report. Marie Evans seconded. Motion carried.
- **HOA Pay** – Barbara Larson announced that this software is being phased in. However, though members have the option of paying their dues online, mailing in a check personally or from your bank account, is still acceptable. There will be a fee for paying online that goes to the software. 3.25% + \$.50 will be added on for credit cards. and \$1.95 will be added on for DIRECT payments from the bank. (Bank BillPay is still free.) Debit cards will be treated as direct bank payments and subject to the extra fee. Barbara Larson said that the software will have other options available to the members and for use in better communications. Members are encouraged to enter their information as directed by an email message and direct any questions to [accounting@villagesofgarrisoncreek.com](mailto:accounting@villagesofgarrisoncreek.com) . You do not have to change your method of paying in order to update your account online.
- **Delinquency Policy** – This is being reviewed by the attorney.
- **Credit Limit** – Marie Evans moved. Gary Brothers seconded. That the board authorize the treasurer to increase the credit card limit to \$10,000.

- **Funding for sidewalk repair and replacement** – Marie Evans moved and Barbara Larson seconded that up to \$11,000 be approved for this project. Motion carried.
- **Legal Report** – Marie Evans reported that the Coleman lawsuit has been completed and the file closed by the attorneys. Mr. Coleman did not win one point with his complaint. The transcript for the court hearing on the summary judgement motions will be posted on the website. All documents regarding lawsuits, including the current lawsuit filed by Brian Miller are public record.
- **Discussion regarding City of College Place Mandate regarding Backflow Preventer and booster for Villages 1,2,5,6 and 7** - David Siviter gave a detailed report which can be found in the May minutes. He notes that we are at or ahead of schedule and the project should be completed by the deadline of September 30, 2024. We continue to work closely with the city officials who have been very helpful.  
Dave Siviter will contact officials regarding our water rights and make sure that the board is up to date on all notifications to the state. He is authorized to request funding up to \$2,000 as needed for these reports and forms.
- **Fire Risk Prevention** – Because we are mandated to discontinue our well irrigation system, we are exploring other options to irrigate those areas that need fire prevention during the hot months. A permanent solution will be to connect the irrigation to potable water in the future. Also of concern is the neighboring field known as Myra Road Commercial. Dave Siviter is working with the fire marshall to get that field mowed to diminish the fire hazard. The Board agrees that everything we can do should be done to reduce the fire risks. Greg Brothers moved and Marie Evans seconded that the board authorize up to \$2,000 for Ray Goff to use for rental equipment for irrigation and further noted that the fire marshall will be kept in the loop and if the MPMA had to pay for the clearing of the MRC property, the owners would be billed for the cost. Motion carried. Dick Cook has volunteered to talk to the owners of the cemetery about the hillside near Villages 9 and 10.
- **Committee Reports**
- **ARC – Denise Bartlow** – Please see attached report. Not mentioned in the report is the issue of an increased number of cats roaming free in the Villages. ARC wants to remind members that the Land Use Standards forbid free roaming cats. We have had complaints of cats getting into people’s vegetable gardens and flower beds. In addition, there is a concern about the baby ducks and geese that inhabit our pond.
- **Social and welcome – Anita Williams and Cindy Yegge** - Please see attached report. Anita Williams encourages anyone with children or grandchildren to note the next Village social event on July 28 when families are encouraged to bring their children of all ages to an arts and crafts event. There will be a potluck dinner on August 3<sup>rd</sup> for all members to celebrate America’s Night Out. The Welcome Committee continues to give welcome bags to new residents. Included in the bags are area treats, coupons, and the VGC Handbook that will assist them in learning about our community.
- **Safety and Security** – Joyce Beecroft and Denise Bartlow. Please see the attached report. Denise highlighted the warning that many walkers are using Garrison Village Way for walking instead of the sidewalk. This is a dangerous practice as the walkers are

not readily visible to drivers. Walkers are advised to use the sidewalks on GVW and to be extra careful whenever using the roads for walking.

- **Landscape/Reserve Study** – Ray Goff, David Siviter reported. Please see the attached report. John Jaso passed out information regarding the work he had done on the irrigation controllers. Ray Goff thanked John Jaso, Rebecca DeMoss, Jack Gisler, and Dave Siviter for their work on the irrigation controllers in the past few years. Marie Evans announced that the committee that was formed for the irrigation timers and mapping has completed their work. The Board thanks the committee members and will now turn the work over to our professional landscapers, The Tree Amigos, who will report directly to Ray Goff who will advise the Board. John Jaso and Rebecca DeMoss are invited to meet with the Executive Committee at their next meeting if they have further issues they wish to discuss.  
Marie Evans moved and Linda Olson seconded that the Board authorize the landscape committee up to \$5,000 from line 1155 of the Reserve Fund to use professional experts to assess the need for further work on the irrigation system and controllers.  
Bridge 3 will need repairs on the railings. The Safety Committee is asked to put a sign for walkers to not lean on the railings. Dave Siviter is working with the company that helped us with the pond bridge.  
Greg Brothers moved and Linda Olson seconded that up to \$8500 be allocated from the reserve fund for the Bridge 3 project. Motion carried.
- **Water Leak Issue Update** – Ray Goff reported that this issue is currently tabled.
- **Ad Hoc Committee regarding new development** – Jon Messenger was not available to report at this meeting.
- **Calendar/Next Board Meeting: July 24, 2024**
- **Executive Session – Legal issues, Delinquencies, Personnel** - Marie Evans moved and Greg Brothers seconded that the board go into Executive Session for the purpose of discussing these issues. Motion carried.
- Barbara Larson moved, and Marie Evans seconded that the board come out of Executive Session
- **Adjournment** declared by President Olson.

Attachments:

ARC Report  
Safety Report  
Social and Welcome Reports  
Landscaping and Common Area Report

## ARC Committee Report to Board

Board Meeting June 26<sup>th</sup>, 2024

- The ARC Committee began the home observations at the beginning of June. Approximately 75% of the Villages has been completed at this time, and letters have been emailed to homeowners noting any concerns. The last two years there have been several residents who have notified ARC with information on upcoming and completed projects. This has been a big help in record keeping. The same concerns have been seen again this year, roof moss, and porch pillar damage and rot. This project should be completed by the first of July.
- A reminder email was sent to residents regarding front yard landscaping changes. All changes to the front yards require ARC approval. Changes forms can be found on the Villages website, under the ARC tab.
- The above-mentioned email also addressed RVs within the Village, with an excerpt from the LUS. Homeowners RV's may be parked in front of residence up to 72 hours in a month for loading and unloading. It is requested that the RV not impede the line of sight or be parked in front of a fire hydrant. RV's, boats, trailers or other additional vehicles must be stored off site. This time of year, brings in traveling family and friends. Please note that no guest or resident may reside in a camper or motorhome within the Village.
- **Number of various requests**-a request to raise chickens. It is the opinion of the committee that chickens are not compatible with our aesthetics, vision or lot sizes. In an informal poll of residents this opinion was concurred. The homeowner was notified of this. A request to use an electronic leash instead of a physical leash on their dog within the Villages. It is the opinion of the committee that the well-being of dogs, residents, ducks and other wildlife, children and guests is of the highest importance and the use of physical leash ensures this. The LUS states that dogs must be on a leash in the Villages unless in the owner's yard. The homeowner was notified of this. A homeowner expressed their desire that the Villages do something about their neighbor's tree limbs that were over their yard. Neither ARC nor the Board have control over backyards, and it was suggested that they work together with the neighbor to have it trimmed.

## Safety/Security Report to Board

June 2024

- The road and street signs project have been completed. An enormous thank you to Dick Cook for leading this to completion. Park on the other side of the street, 15 MPH and trail signs have been repaired, replaced or upgraded. We ask all homeowners to note the correct side of the street for daytime parking, to allow access for emergency vehicles. The signage may be a bit down the road for a couple of houses, please make yourselves aware. Additional speed limit signs were placed after the Larch Street entrance. New updated entrance signs have been ordered and should be here within a week.
- The committee is working with the maintenance committee and homeowner regarding a puddle that forms on the sidewalk along GVW near Pheasant Run. The puddle appears to be caused by the GVW sprinklers. We are working with the homeowner and doing daily inspections to determine this.
- Security note- during the hot summer months many residents leave their garage doors open a few inches, but many leave them open a foot or more. This is a potential security problem as thieves look for these as they roam around neighborhoods. The garage and back entrance to the home are not secure in these cases.
- 911 calls for falls. In case residents are not aware, 911 can be called if someone has fallen and unable to get up. They will access the resident to determine any potential injuries or other reason for a fall, assist them up and there is only a charge for this if the person is transported to a hospital.

VGC Bd Mtg 6/25/24

Common Area Committee

Walking Trails...Concrete Repair/Replacement

- 1) VGC Safety Committee marked the highest priority sections of our concrete walking trails that need repair/replacement.
- 2) We asked Accurate Concrete to bid out the project two ways:
  - Break up project into smaller pieces so we can execute pieces at a time to spread out the cost, or;
  - Do all of the highest priority sections at one time to avoid multiple mobilization and “short load” fees.
- 3) The Accurate Concrete bids are shown below:

Section	Description	Area to be bid for replacement	Cost if bid separately	Cost if Replace All
1	S 960 SE Creekside	10' x 5'	\$2,950	n/a
2	S 980 SE Creekside	10' x 5'	\$2,950	n/a
Or 2 Alt	S 980 SE Creekside	40' x 5'	\$5,650	n/a
3	Eliminate; merge w/ #6	n/a		n/a
4	S 970	10' x 5'	\$2,950	n/a
5	S T2, incl 1 <sup>st</sup> Section Bridge 2 approach	25' x 5'		n/a
6	S 950/960	30' x 5'	\$4,300	n/a
7	S 940	10' x 5'	\$2,950	n/a

Total 1	Total w/ #2, not 2A	95' x 5'	\$16,100	
	or		n/a	n/a
Total 2	Total w/ #2A, not 2	125' x 5'	\$18,800	\$10,312.5 0

- 4) Recommend that we commit to the entire project at \$10,312.50 plus tax vs doing it piecemeal over time at \$18,800 plus tax....and we address all of our high priority safety items now vs sometime in the future.
- 5) Further recommend that we do these and future concrete replacement projects as “brushed” vs “stamped”. “Stamped” would add another \$2,500 plus tax to the project cost.
- 6) Recommend charging to Reserve subaccount 1000 “Concrete-Repair Allotment”.
- 7) Also recommend working with Accurate Reserve Professionals, Inc. to modify timing and amounts of concrete replacement to more accurately reflect that we will be doing concrete replacement with larger scope each time to take advantage of Accurate Concrete’s “quantity discount”.

**Irrigation Controllers...Fine Tuning and Future Operation**

- 1) Over the last two years, we have installed new or upgraded irrigation controllers in V1, V2, V6, V7 & V8.
- 2) Thanks to Jack Gisler for overseeing the V8 new controller installation and educating TAL in its operation. This new controller also had a wi-fi “hotspot” already installed. This allows TAL to do much of their operation of the irrigation controllers via their SmartPhone.
- 3) Thanks to John Jaso for doing the installation of new controllers in V1, V6 and V7.
- 4) Thanks to Dave Siviter for installing wi-fi “hotspots” in the V1, V6 and V7 Controller Boxes.
- 5) We are now at the point where we are turning over control of the irrigation controllers to TAL. We must correct several problems in which the controllers are either not connecting to individual home’s underground irrigation systems or are not operating properly because of solenoid or valve problems. Our longer-term objective is to also reduce or eliminate the number of homes on battery-operated controllers, and re-attach those homes to the master irrigation controllers wherever possible.

- 6) I am requesting authority to spend up to \$5,000 to retain irrigation professionals to assist TAL in de-bugging the remaining controller wiring; repairing or replacing broken underground wiring; correcting any defective solenoid or valve problems TAL encounters; reducing the number of homes on battery-operated irrigation controllers and; miscellaneous parts & labor. Further recommend charging to Reserve subaccount 1155 "Irrigation -Replace".

Ray Goff, Volunteer

Common Area Committee

VGC Social Committee

Report to the Board

June 25, 2024

Welcome Bags

See attached report from co-chair Cindy Yegge

Events:

The **2nd Annual Blackberry Target Golf Event** was held on Sunday June 9. Dick Cook and his team organized a fun interactive time for about 40 residents, children and guests. It seemed that everyone was having fun and we want to thank Dick for all the hard work that went into setting up the course and for having plenty of young people there to gather balls and keep things rolling.

The cake and lemonade served in recognition and appreciation of the South Creekside Trail volunteers was a hit. Many thanks to those dedicated VGC volunteers.



Sunday, July 28 from 12-2:00 is **Kids and Grandkids Fun Day in the Villages**. Lorrie Leno and Cindy Yegge are planning this event and it will be something you don't want to miss if you have little ones in your life. There will be activities, games and treats for kids of all ages. Lorrie is coordinating with Pam Myers from the Kirkman House who will be helping plan the activities, and we have older young people volunteering to help guide the little ones to the right activity.

The following Saturday, August 3, 5:00 will be the Villages' biggest event of the year. National Night Out will be celebrated with a **Village-wide Potluck Dinner on a closed off section of Garrison Village Way in front of the duck pond**. Tables and chairs will be set up to accommodate 100 residents to come together, visit with friends and neighbors, enjoy grilled burgers and hot dogs, favorite summer side dishes and desserts, cool drinks and fun activities.

Maybe even a few surprises!

Please note:

Denise and Rick have volunteered to help at the grill

We need another person(s) to help with grilling

We need at least 2 barbeque grills - let me know if you have one we could use?

Chairs and tables are provided by Sandy's Rentals in Walla Walla

Bring your favorite side dish or dessert to share

Water and soft drinks provided. Bring your own beer or wine if you'd like.

Seating is limited. No reservations needed, first come, first served OR bring your own lawn chairs, blankets to set up on the grass.

Watch for more info on both these upcoming events (via fliers and email blasts) in the next few weeks.

AND

**PLEASE support the village potluck.** Talk to your neighbors and village friends, get a group together and enjoy an evening of getting to know our whole community.

Invite a new resident in the Villages to join you.

This is the way we build community.