

Ad Hoc Committee Regarding New Development
Committee Members: John Cress (chair), Jon Messenger, Jane Shaw
Report to the MPMA Board of Directors • July 24, 2024

Identification of Owner, Developer, and General Contractor for the Property Under Development

Resolving this key concern continues to be a work in progress for this committee. Here's what we know, to date.

The property under development is owned by Many Waters LLC, chartered in Wyoming where individual owners can remain anonymous. Nevertheless, here's what we know. The three signers on the 14+ acre-property deed all have an ownership and leadership stake in Hayden Homes: Dennis Murphy, CEO, Stephen Klingman, President; and Hayden Watson, Owner and Chairman of Hayden Homes. In a recent conversation with Mr. Murphy, Jane Shaw reports that Mr. Murphy stated categorically that Hayden Homes was not the company doing the development adjacent to The Villages of Garrison Creek. Terra Bella Homes was listed on the development plat map submitted to the City of College Place; this is a separate Hayden company that typically does higher-end development and construction.

Dustin Beck, foreman on the excavation, in-ground infrastructure, and streets for Goodman & Mehlenbacher Enterprises (GAME) of Kennewick told John Cress on July 8, 2024 that his company plans to complete its work on this first phase of development (the west end of the parcel under development) by the end of July and that he anticipates home construction to begin soon thereafter. He has not identified who the home construction general contractor will be. He did say that this phase will be built out before continuing excavation begins on the east end of the parcel, adjacent to Village 10/Hawk Hill.

Other candidates for owner/builder that have been considered include Doug Botimer, original builder/developer of VGC; Michael Corliss whose Pacific Trust Company office in Seattle was listed as the contact address for Many Waters, LLC. Both Mr. Botimer and Mr. Corliss have given their assurance that neither are involved in the development of the property on the north side of Garrison Village Way in the VGC. The City of College Place tells us that they are interacting with Many Waters, LLC but do not know the names of the owner(s)/contractor(s). The local attorney for Many Waters LLC is Daniel Roach.

The ad-hoc committee anticipates a more definitive identification of the actual home builder when the building permits for houses on the parcel are applied for and issued by the City of College Place.

We believe the motive for secrecy has to do with the disappointing pushback by surrounding neighbors to the proposed Hayden Homes high-density development in the Cottonwood Road area southeast of Walla Walla. Our understanding is that Hayden Homes eventually sold that parcel to a different developer with a different vision for the property. Through its attorney, Villages of Garrison Creek leaders have expressed to Many Waters LLC that we welcome the new homes and, in contrast to the critics of the Cottonwood development, we wish to be supportive and will welcome the new homes and neighbors.

The local attorney for Many Waters LLC has written to our attorney to say that Many Waters wants to be a good neighbor and intends to engage with MPMA leadership and address our concerns and mutual interests.

Establish Clear Line of Communication with Owner / Developer / Builder

We have requested, in writing to their attorney, that an open line of communication be established with the Many Waters LLC owner and developer that is responsible for the work in our neighborhood. Thus far, the owners/developers have avoided direct communication by hiding behind their opaque LLC and not replying to our requests. Once ownership is clearly established, we can move ahead with establishing mutually beneficial line of communication to talk about and resolve concerns quickly and, in some cases, without the expense of an attorney for them or us.

Upkeep of Garrison Village Way Agreement and the New HOA's CC&Rs

In 2018, prior to the membership-approved exit of the 14+ acres from the VGC MPMA, volunteers from our HOA devoted long hours, over the course of a number of months, to negotiating an agreement with Doug Botimer, chief representative of the Phase Five Development LLC, the then owner the undeveloped acreage. The agreement, signed by Mr. Botimer, and recorded as an official agreement that would go with the land if it was sold, provided for homeowners in the new development to pay a portion of their HOA dues to the VGC MPMA for the upkeep in perpetuity of the main east/west corridor through the VGC, Garrison Village Way, since homeowners on both sides of this corridor have an ownership stake in the upkeep and maintenance of the street, berms, sidewalk, trees, and grass, from Larch Avenue to the Clocktower circle. This annual expense for these assets represent the largest part of the VGC's annual budget. Moreover, the agreement stipulated that the requirement for the members of the new HOA north of GVW be codified in the CC&Rs of the new development.

Though the parcel under development has changed hands, by way of a sale of the land to Many Waters LLC, the agreement remains intact and enforceable. The work of

meeting with Many Waters LLC principals and assuring follow through on the original agreement and integration into their CC&Rs must yet be accomplished.

Additional Concerns and Their Status (select list)

Storm Water Runoff from Village 10 – RESOLVED

We understand from City of CP that the developer will tie into new development's system.

Traffic on SE Falcon Drive – RESOLVED

We understand from City of CP that the developer will erect an emergency access only gate at the west boundary of MPMA's portion of this street. This will allow fire and ambulance vehicle and personnel to respond appropriately but restrict other traffic.

Walking Trails and Common Areas in New Development – RESOLVED

We understand from the City of CP that the walking trails and common areas, some of which are shown on the original development plan's plat map, will be part of the buildout and that at revised plat map is not required by the city. There is a reciprocity agreement that states that members of the two HOA's may freely access walking trails and common areas in each other's developments.

Respectfully Submitted to the MPMA Board,

John Cress
Ad Hoc Committee Chair