



## **Villages of Garrison Creek Board Meeting July 23, 2025, SonBridge Community Center**

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

**Absent** – Dick Cook, John Cress

**Guests Present** – 7

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

**Quorum** – Five directors present constitute a quorum.

**Minutes** – Barbara Larson moved to approve the corrected minutes of the June board meeting which will replace the minutes on the website. Marie Evans seconded. Motion passed.

**Member comments** – Barbara Larson made a request from Joe Roemer that people please properly dispose of filled dog poop bags instead of tossing them in the bushes by the creek.

Dave Siviter reported an issue from Village 10. In preparation for the new development three drainage lines that drain water from the Crestlane and V 10 yards where cut. At the time it was discussed with the site manager but they have not been repaired. David will form a working group including himself, Don Coleman, the site manager for the new development and an inspector from the City of College Place to make sure that the lines are re-installed before the rains begin.

Kristy Guldhammer wanted to thank David Siviter for repairing the irrigation issue in her yard. The notification of the issue was done through Pay HOA

Greg Brothers was wondering where we were on the repair of the deteriorated mailbox structures. A contract has been issued to build one new structure, once this has been evaluated to determine it meets the criteria two more will be built to replace the three that are currently severely compromised. Unfortunately, the person who is assigned the job is currently salmon and halibut fishing in Alaska but should be returning within the next couple of weeks.

## **Committee Reports**

**Financial Report** – David Siviter reported the following MPMA operating funds are \$101,886.12, Villages funds are \$57,821.51, Reserve funds are \$559,378.17. The individual Village accounts are doing well. The full report will be posted on the website. Dave reported that Pay HOA had technical issues one day about 8-10 days ago. They did not notify us of this issue but when members who had paid their dues received overdue notices from Pay HOA it was discovered by the accountant and treasurer. It took Jo Ann approximately 3-5 days to track the problem. (Pay HOA did not register the payments that Jo Ann entered into the system. It did show up in QuickBooks so she was able to correct the problem.)

**ARC** – Linda Olson reported that she, Mike Serra, and David Siviter met to discuss the fencing facing Lions Park, along the park and along 8 street. Homeowners will be notified by letter that the fences need to be repaired and painted and if nothing is done by the deadline fines will incur. Paint color for fences should be Cabin Brown solid. Benjamin Paints were recommended by Sherwin Williams. If members choose to use Benjamin Paints, they will power wash the fence, repair boards that need repairing and provide one coat of paint to the fence facing the park for under \$1000.00. Members should buy the paint on their own from Sherwin Williams to receive a 40% discount. If they are not provided the discount, they need to call David Siviter as he has arranged this for any Village of Garrison Creek member who needs to paint their fence. During this process it was discovered that when the fence was put in it was placed six feet inside the property line. Therefore, it is up to each homeowner along the park to decide if they want the fence replaced and extended the six feet into the park or keep the fence as is.

John Jaso reported an Arc issue. There have been three vehicles parked in the driveway and on the street at 735 Heron Drive. There is an unlicensed vehicle that has been sitting in the driveway for over a year and John was hoping the HOA could check into the city ordinances addressing this eyesore.

**Social and welcome:** Anita Williams See attached. Cindy Yeggy delivered a welcome basket to one new resident. There has been an issue with obtaining names and contact information for new residents due to not being notified by the Title Company in a timely manner. Linda Olson will contact the Title Company on a regular basis and report to the social and welcome committee.

**Safety and Security** – Joyce Beecroft See attached for report. Other issues raised the yellow paint on the speed bumps has worn off and they are difficult to see in the dark. There was almost an accident on the Heron Way alley because it is difficult to see oncoming traffic coming out of Pleasant due to a bush. It was asked if the alley could be made into a one-way road. Safety will look into this issue.

**Landscape/update** – David Siviter. Marie Evans moved that the contract with Kickers, to not exceed \$11,000.00, to crack seal the roads be signed. Barbara Larson seconded. Motion passed unanimously.

**Reserve Committee** – David Siviter. Ray Goff has officially resigned from the Reserve Committee and David Siviter has been voted by the committee to be the interim chair.

#### **Continuing Business**

**Legal Report** – Marie Evans The Judge's ruling is attached

**Finance Topics** - David Siviter RAMP is now active. Insurance policy renewed and updated. Update on RMBC.

**Irrigation Policy** – David Siviter moved and Marie Evans seconded to approve the irrigation policy.

#### **New Business**

**Finance** - David Siviter Developed a new form to gather email and telephone numbers from homeowners who have not provided them. Request to set up a utilities cost reduction committee with a goal to reduce waste energy and water costs

**Water issues** - David Siviter

Running a test boost pump to validate the pressure boost design.

Backup generator and sump pump maintenance review.

Drowning: Safety concerns expressed by homeowners regarding the ponds. Liaise with the safety committee

**Liability Issue** – David Siviter Concern was brought up about the safety, liability, and expense of the small pond if a child or even an adult was to fall in and drown. David was going to look research what it would cost to remove the pond and put in nice landscaping. Not only would this remove the liability issue but it would save money over time.

**Next Board Meeting – Sunday September 28, 2025 2:00 P.M. at SonBridge**

**Executive Session** – Marie moved that the board go into Executive Session for the purpose of discussing personnel, legal, and delinquencies. Barbara seconded. Motion passed. No action requiring a vote was taken in Executive Session.

**Meeting Adjourned**

**Social Committee Upcoming Events**

**Coffee at the Gazebo - Thursday, August 7 ~ 9:00-10:00**

The coffee hours are attracting more and more residents each month. This is a fun, informal gathering to get to know each other and learn about our village and surrounding area. Encourage your friends and neighbors to join us.

**1st Annual Village Family Potluck Dinner - Sunday, August 10, 5:00 at SonBridge**

We are hoping to have a great turnout for this event. Residents will bring a dish to share and their favorite drinks (no alcohol) We will provide fried chicken, bottled water and all table settings. In order to facilitate set up and supplies, reservations are requested by August 7 at [socialwelcome@villagesofgarrisoncreek](mailto:socialwelcome@villagesofgarrisoncreek). You can look forward to some interactive participation, drawings and door prizes. Get your neighbors to join you at your table. Family members are welcome. Meet new friends. Eat well!! Have fun!! See you there!!!

**Colors of Mexico Taco Buffet - Sunday, September 21 - 5:00 at the Gazebo**

**Halloween Costume Parade - All 4-Legged Pets and 2-Legged Humans welcome. Sunday, October 26- 2:00 - at the Gazebo**

**Christmas in the Villages - Wednesday, December 10, 6:00 at the Gazebo**

**VCG Coffee Hours, First Thursday of every month (weather permitting).**

Thank you to Dave Siviter for providing the Social Committee with a credit card for easy purchase of supplies.

Many thanks to the board for supporting our events.

Anita Williams, Co-chair

Safety/Security Report to Board July 2025

The handrails that have been installed on both sides of the gazebo have been recalled. We were required to remove them and a refund has been received. Until new handrails are installed, please use caution when entering the gazebo.

All of the sidewalks have been inspected and tripping hazards identified and marked.

Most of these spots will be ground down in the next few weeks. A few other spots were identified that will need other attention because they are too thick to be ground.

Sunday, August 3, the cross-walk stripes will be repainted. This will occur as early that morning as possible so the paint can dry before most folks are out and about. Last year, horizontal lines were painted just before the stop signs at the intersection of GVW and Creekside. This proved to be appreciated and helpful.

Respectfully submitted,

Denise Bartlow, Frankie Laufer, & Joyce Beecroft