



Villages of Garrison Creek Board Meeting November 19, 2025, SonBridge Community Center

Board Members Present –John Cress, Linda Olson, Barbara Larson, David Siviter, Greg Brothers

Absent – Dick Cook, Marie Evans

Guests Present – 10

Welcome and Introductions –President John Cress welcomed visitors and invited everyone to introduce themselves.

Linda Coffelt – Is there any information on new dues for 2026? David indicated that if the budget is ratified at the general meeting \$83 operational \$73 reserve. Each individual village will have their own component.

John Jaso – there is confusion in changes that have been made by removing the bookkeeper from Village to MPMA.

John Cress - Changes have been made to streamline from multiple contracts to single contracts. To make things easier and to maintain the appearance of the villages.

Denise Bartlow– South of creek there are huge areas of the trail that are completely covered by leaves. Should we have a plan in place to take care of this issue.? On November 6, there was a large windstorm that caused the top of a cottonwood tree to cover the path.

Discussion ensued among homeowners. “Not getting feedback when going through the right channels is discouraging.” “HOA does not seem to work in reporting landscape issues for follow up. “

What happens: Dave gets a copy of all requests on PAHHOA. Hugo specifically gets all landscaping tickets directly.

Monies are not budgeted for south of the creek leaf or snow removal or clean up from windstorms. This all needs to be taken care of by volunteers. However, since Ray Goff left the Villages there has not been anyone to be in charge of organizing volunteers.

We need to work out who would be the volunteer working the South side of the creek.

Quorum – Five directors present constitute a quorum.

Minutes of the Previous meeting – Barbara Larson moved and Linda Olson seconded that the minutes be approved. Motion passed.

Financial Report – David Siviter reported the following MPMA operating funds are \$99,186.64. Villages funds are \$52,983.09. Reserve funds are \$591,212.33 for a total of \$743,382.06. On the reserve we have a just under \$50,000 project to redo sidewalks North of the creek. A single contract by Accurate Concrete. Washington Asphalt sent an invoice for work that had been completed last year for \$7,000.00. This needs to be paid but will cause a discrepancy in the budget numbers.

Committee Reports

ARC - Mike Serra. We are fully staffed with three ARC members Allen Fisher has joined the team. They will meet after Thanksgiving.

John Cress in conversation with Rand Strobel was told by City of College Place that the homes that face the back of Lions Park was not the boundary. Rand extended his fence based on previous information from the engineer. As of last week, the city had an update from the engineer. The charts were wrong the boundary is where the fences originally were installed. The city will work with him to correct the issue. The board will notify the homeowners along the fence that their fences should remain where they are currently located when repaired and repainted.

Safety and Security – Denise Bartlow. The committee became aware that our HOA does not have an accident report available to document incidents that occur on the Villages property. We have spent this month designing, with the help of AI, an accident report that can be downloaded and printed from the website. This report is specific to HOA's, and we believe it will obtain vital information regarding an accident. We ask the Board to review this document and with their approval it can be added to the website.

Dave Siviter moved and Barbara Larson seconded that Villages of Garrison Creek Homeowners Association Accident/Incident Report Form be put on the website. Motion passed unanimously.

John Cress had conversation with the homeowner who fell and he indicated he was not interested in suing but was interested in safety. He pointed out several other issues which were looked at and will be fixed.

Social and welcome: Anita Williams and Cindy Yeggy See attached. Discussion ensued. Will get some lights for the gazebo.

Edwards mechanical has been contracted to put in new metal hand rails at the gazebo but there is no date on when this will occur.

Continuing Business

Mailbox structures in Villages 2 and 5 and sidewalk repair – David Siviter. Three mailbox structures have been replaced. Four more have been created and the kits are ready to go. Frankie has given Dave the next four sites to give to the contractors. Somebody got involved with the contractor and told the contractor if anyone was messing with her mail she was going to the post office to complain. The contractor backed away from doing the job because of this issue. They can put the structures in but needed a way to put the mailboxes into the new structure. The contractors were slow in removing the old structures. The contractors will install the mailboxes and not let anyone interfere. After the next four are replaced, there will be a pause in replacement as the cost is ~\$2,300. If members wish to have a locked mailbox this can be provided for \$99.00.

Sidewalk repair. What slowed this project down was the question of do the repairs need to be up to ADA standard? It took three months to resolve. The city agreed we could do whatever we wanted and they would not be inspected. The sidewalks will be ADA standard. Sidewalks north of the creek from Myra to gazebo, gazebo to larch and three trails will be repaired. The cost of this was discussed in the financial report.

Proxy Form – John Cress The proxy forms are on the website. Only current forms will be accepted. Proxies that have been altered will not be accepted.

Board Candidates – Linda Olson. We currently have four people willing to run for the board. Seven positions need to be filled. If the positions are not filled, they will be appointed by next year's board.

New Business

Volunteers needed for Annual Meeting registration and vote counting

Neither Denise Bartlow or Janet Sivite, worked the registration table, will be able to attend the annual meeting. Six people are needed for registration. Jeanne Elliot agreed to work at the registration table.

The purpose of the annual meeting is to elect a board, ratify a budget and ratify the reserve fund. The board took an electronic vote and approved the 2026 operating budget and reserve fund to be included in the packet that went out to the members.

Barbara Larson moved and David Siviter seconded that the electronic vote to present the budget to the membership for ratification be approved. Unanimously approved.

David Siviter moved for permission as treasurer to take legal action against any debts that are owed that have been settled by a court. We need to invoke the use of our attorney to secure these funds. The cost of the attorney will be added to the bills. Linda Olson seconded. Unanimously approved.

An information meeting will be held November 30, 2025 at SonBridge at 2PM.

ANNUAL MEETING Sunday December 7, 2pm at SonBridge

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

Meeting Adjourned

Villages of Garrison Creek

Social Committee

Report to the Board

November, 2025

Welcome Bags

During the month of November two welcome bags have been requested by member Meg Eubanks. She is planning to welcome two new residents to her neighborhood as soon as they are settled. I am still awaiting new neighbors on Covey Court, who are moving here from Wallowa Lake. I have noticed that there are several homes for sale in the Villages. We will miss our good neighbors, but will look forward to welcoming new residents when the time comes. This part is touchy but I am still hoping for a streamlined process to receive names and addresses of new residents in a timely manner. I thank the Board for their continued support of the Social and Welcome Committee. I feel that making a personal contact helps make moving into a new neighborhood a little less stressful., We also offer important information to new families.

Respectfully submitted,

Cindy Yegge, Social and Welcome Committee

New member

Linda Wright (V9) has joined our committee. Linda's husband Duane has volunteered to help us with events - setting up, heavy lifting, etc. His first task will be finding appropriate solar lighting for the gazebo roof line. He will work with others to permanently install the lights before the Christmas Event on Dec. 10.

Upcoming Events

Christmas in the Villages - Wednesday, December 10 - 6:00 at the Gazebo - This event will feature: The lighting of the Village Christmas Tree, live entertainment, festive refreshments and support of the community by participating in choosing an ornament from the "giving tree".

The organization we are supporting this year is the WW Christian Aid Center. There will be "ornaments" on the tree with needs listed. We hope everyone will participate. There will be an opportunity to give donations to our musical live entertainers.

We will also have some "ornaments" available at the Annual Meeting on Dec 7 for those who would like to participate and are unable to attend the event on Dec 10.

Recap of 2025 and future events

The committee reviewed the 2025 events and agreed that the following events were well received and will be on the 2026 calendar: Coffee hours at the Gazebo, All-Village Potluck, Colors of Mexico Dancers and Christmas at the Gazebo.

We are looking for other programs that would be interesting and we will provide a suggestion box at the annual meeting asking for feedback/ ideas for 2026.

Anita Williams, Cindy Yegee

Co-Chairs - Social Committee