



Master Property Management Association Annual Membership Meeting Sunday December 7, 2025, 2:00 PM SonBridge Community Center

Board of directors Present – John Cress, Linda Olson, Barbara Larson, David Siviter, Greg Brothers, Marie Evans

Absent – Dick Cook

Welcome and Overview – John Cress. Called the meeting to order at 2: 09PM. “We are glad you are here.” He expressed appreciation for this year’s team of directors. (Vice president Linda Olson, Treasurer Dave Siviter, Secretary Barb Larson, Greg Brothers, Marie Evans, Dick Cook who is not present.) John stated that the directors are all volunteers who put in hundreds if not thousands of hours to make this the best place it can be. The Villages is a good place to live. The Villages have grown and matured. Thank you for attending. John then introduced the College Place mayor the Honorable Norma Hernandez

Mayoral remarks – Norma Hernandez indicated that she was delighted to be invited and listed where the city is going for the next few years.

Committee Reports

ARC – Mike Serra. I am one of three members of the Architectural Review Committee (ARC). Allen Fisher and Jon Messenger are the other members. We are responsible for monitoring and enforcing compliance of our LUS (Land Use Standards) which can be found on the Webpage. I make an attempt to attend the monthly meetings. Please share with your neighbors that whenever taking on a project such as painting or staining it needs to be run by ARC. 19 of 20 requests are approved. Any front yard landscaping must go through ARC. Questions were asked and answered.

Safety Committee – Frankie Laufer See attached. It was brought up that when coming in off of Larch around the gazebo the bushes/trees around the circle near the mailboxes are overgrown and it is difficult for drivers to see if someone walking their dog is present until they are in the street.

Social Committee – Anita Williams. See attached.

Landscape Committee – Dave Siviter Took over from Ray Goff when he left the Villages. David has tried to carry through the year with landscaping duties but as treasurer some things have not been able to be accomplished. David's approach to landscaping. Is to ask, what are our goals? We as a community claim to have a beautiful community with gorgeous landscaping. How do we maintain this as a standard and maintain throughout the community? In some places it is done well and it is atrocious in other places. David gave an example of a completed project by the large pond. He gave the landscapers the authority, if something is broken and you see it broken, fix it. If you see things that shouldn't be that way fix it. We have fixed 185 irrigation heads along GVW and the surrounding area. Our irrigation system is complicated. Where we still fail is lawns which are important in a community like this. Some areas are great some not so great. Dave started to look at why and found a vast difference in the treatments that were being applied in the community, sometimes for good reasons and some for not. How can we standardize? John Jaso worked with Dave, WSU has a standard. We have adopted this standard. It is being moved to the MPMA operating budget. A minimum of four treatments, and aeration as needed. This will be included in the MPMA operational budget. If you want more treatments, it will come out of the Village budget. Trees, always growing in the wrong place roots in the wrong place they tear up the sidewalks. People who planted them didn't plan. Rehabilitation of broken sidewalks is in progress but will likely not be finished this year. Removing some trees that are causing damage and replacing with less invasive items is another continuous project. We pay College Place a lot of money for irrigation. We use 27 million gallons of water each year. 11 of this is irrigation. Using potable water on lawns is expensive. Trying to change. Will extend some of the lines to use well water instead of potable water. Hopefully will help Villages 6 and 7, especially in the common area. This will save everyone money who is paying for water. Questions were asked and answered

Quorum Call – John Cress We have a quorum.

Minutes from Annual Meeting on December 15, 2024

Linda Emmerson moved and Dave Elliot seconded that the minutes from last year's meeting be approved. Approved unanimously.

Lawsuit/Legal Update – Marie Evans. See attached

2026 Operating Budget – David Siviter As treasurer the job is an interesting one. You get to meet everyone at one time or another. It has been a pleasure working with the homeowners mostly as they have been supportive and helpful. Please make sure we have your email address and phone number to get into Pay HOA. It has to do with your being able to access your account and seeing what your statement is not how you pay your dues. I want to thank Barb for helping me throughout the year. A pattern turned up of continuously past due accounts which were mostly from nonresident homeowners. Discussed with offsite owners. It is expensive to use us as their bank. Learned we have a lot of homeowners who are getting on in years. A spouse or parent dies which affects the paying of HOA fees. The right way to deal with that is to talk with the family or surviving spouse to move through the process without becoming an additional burden. People just get into difficulty.

In preparing the 2026 budget my premise was that we were receiving far too many invoices. (45 invoices a month) 90% were from the same companies. Lawns Plus, Senske, or TAL. WHY? It is historic. Villages think they make their own contracts but this is only partially true. Villages do not make their own contracts. Each Village can choose what they want but only the MASTER Board makes the contracts. The only Village that can make its own is Village 10 which is incorporated. Homeowners will not be paying more as a community in 2026 compared to 2025. The MPMA Operational budget increasing to \$80 from \$76.32. The MPMA will be covering treatment fees and landscaping. David was able to push prices down with negotiation. One contract with Lawns Plus, reduces our labor and theirs. They have to itemize but only one invoice. Removed bookkeeping and front lawns from Villages to MPMA. Questions were asked and answered.

2026 Reserve Spending plan – David Siviter. Ray Goff was in charge of the reserve. Dave inherited that also. This year there has been no extensive change to the Reserve. Line items and numbers the same. There is \$591,212.33 currently in the reserve. The replacement of the concrete sidewalks will come out of this fund which will be around \$48,000.00. The reserve fund dues will be increased from \$71.18 to \$73.00 as Dave wants to make sure the fund is maintained until a reserve process is set up to review.

Election and Ballot Instructions – John Cress

Ratify Budget and reserve fund yes or no

Nominees who submitted bios prior to the meeting: John Cress, David Siviter, Greg Brothers, Duane Wright, Don Coleman, Mike Serra

Nominations from the floor

Jon Messenger

Closing Remarks and adjournment – John Cress

Meeting adjourned at 3:50PM

Safety/Security Committee

Annual Report, December 7, 2025

The Safety/Security Committee has taken the following actions during 2025:

- Reflective tape was added to signs at the Larch and Myra Road entrances to improve visibility.
- The committee worked with ARC to address street parking in congested areas.
- A Spring Walk through was conducted to inspect and identify safety hazards at mailbox structures, uneven and cracked sidewalks, and overgrown landscaping.
- Sharp corners of newly installed, metal signs were rounded to prevent possible injury to pedestrians.
- Encouraged residents through email and fliers to express their opinion to the Walla Walla Valley Metropolitan Transportation Planning Organization regarding the installation of a cross walk at the Myra Rd. & GVW entrance.
- Overgrown trees along trail 1 were identified and trimmed to improve drivers' view of pedestrians in crosswalks.
- Handrails on both sides of the gazebo were removed because of a recall by the manufacturer.

There are plans to replace them with wooden rails.

- Crosswalks and stop sign lines have been repainted by a professional painting company. They also painted additional crosswalk and stop sign lines.
- Hazardous mailbox structures have been replaced at three locations, with plans to refurbish the remaining structures.
- A resident reported a fall on a sidewalk where tree roots have caused the sidewalk to buckle. Safety cones now mark identified cracks and raised portions of sidewalks throughout the Villages. These locations need to be replaced and a contractor has been hired.

Replacement depends on permits, contractor's schedule, and weather.

- An accident report has been designed for use after any accident in the Villages. This was approved by the board on November 19, 2025. It can be found in the list of documents on the Village's website.
- Snow poles and reflectors have been placed along GVW to mark street edges when snow is on the ground.

Respectfully submitted,

Denise Bartlow, Frankie Laufer, Joyce Beecroft

VGC Social Committee

Report to the Board - Annual Meeting

December 7, 2025

The Social Committee has 2 purposes.

1. Welcome new residents to the Villages

2. Plan and present interesting and entertaining programs for the community.

We have 7 members who are enthusiastic, hardworking and come together to make things happen. The members are Anita Williams and Cindy Yegge (co-chairs), Linda Olson, Meg Eubanks, Mary Jane McMichael, Cheryl Hair and Linda Wright.

Denise and Richard Bartlow assist the committee by sending notices by email to all residents regarding upcoming events. My personal thanks to these members for their commitment to supporting our neighbors and our community by bringing us closer together.

The Welcoming team, under the leadership of Cindy Yegge, distributed approximately 15 welcome bags during the 2025 year – so far.

We brought 6 events to the villages during 2025:

A program on travel tips

A mini-golf event

An all-village potluck picnic

Colors of Mexico Dance performance and taco bar

Halloween costume pet parade

And coming up on Dec 10, the Christmas in the Villages event

PLUS - 8 First Thursday of the Month Coffee Hour at the Gazebo

To remind everyone of the upcoming Christmas Event: It will be held on Wednesday, Dec 10 at 6:00 at the Gazebo. There will be a Giving Tree supporting the Walla Walla Christian Aid Center, live performance by WW University Carolers, hot drinks, holiday cookies and sweets. Donations are welcome for the student performers.

Finally, we'd like your feedback re: events you've attended, ideas for future programs and suggestions on how we can improve getting the word out to all residents, encouraging them to attend our fun and interesting events, and meeting our neighbors and strengthening our community.

Anita Williams, Co-Chair

MPMA Annual Membership Meeting

December 7, 2025

Legal Report - Marie Evans

Legal issues

Thank you to the committee headed up by David Siviter and John Cress, the MPMA came to an agreement regarding the upkeep of Garrison Village Way. The Agreement is on our website which includes a list of what is covered. As their homes are occupied, they will pay dues to the MPMA.

For the first time since May 2018, the MPMA is not being sued by any member of the HOA. The Coleman suit was resolved by Summary Judgement in favor of the HOA a couple years ago. This year, the suit filed by Brian Miller against the Board of Directors of the Villages of Garrison Creek was also resolved by Summary Judgement in favor of the HOA. The courts have made it clear that the Board of Directors are the business managers of the Homeowners Association who have the responsibility for the Operating Budget and the Reserve Fund, spending the moneys they decide as a Board.

I want to repeat that the American Family Insurance Company provided legal assistance for lawsuits against the Board. Our attorney is currently working on closing out the Miller case when sanctions and court costs are paid by the plaintiff, Miller.

The judgements filed in Walla Walla Superior Court are posted on our website if you would like to read them.

The MPMA will continue to work with our local corporate attorney for any legal counsel needed by the HOA. that is not related to the HOA's Officers and Directors liability policy or other insurance matter pertaining to our agreement with the American Family Insurance Company.

It hasn't been a pleasure to be the legal contact for the Board of Directors for 8 years. However, I am glad that my past experience with the law and lawyers was helpful to the Villages. I thank the American Family Insurance Company for always backing the Board. I thank the Board Directors I've worked with during the past 8 years who have been patient and supportive through the long processes.

Addendum: Election Results:

Election Results

Budget: Yes: 65

No: 8

Candidates:

Dave Siviter - 70

Greg Brothers - 66

John Cress - 64

Mike Serra - 64

Duane Wright - 64

Don Coleman - 35

Jon Messenger - 34

Barbara Larson - 2