

I. OPENING

A. Welcome - John Cress

B. Quorum Call (1 min.) - Greg Brothers

1. Present: Greg Brothers, Don Coleman, John Cress, Jonathan Messenger (ZOOM),

Mike Serra, Dave Siviter, Duane Wright, plus 10 MPMA members.

2. Absent: none

C. Minutes for November 2025 - Greg Brothers: **VOTED**

D. Member Comments: none

II. REPORTS

A. Officers - John Cress: **VOTED**

1. President: John Cress

2. Vice-president: Dave Siviter

3. Secretary: Greg Brothers

4. Treasurer: Dave Siviter, Duane Wright

B. Financial – Dave Siviter, Duane Wright

1. Report attached

a. every village now has a positive balance

b. some discussion of investing money in CDs.

1) now receiving roughly \$4K to \$5K in annual interest

2) Reserve Fund invested in MMA

2. Linda Olson, and Marie Evans have signatory authority on accounts.

3. Lawns Plus contracts for fertilizer and weed control of common areas and lawns

(attached): **VOTED**

4. Tree Amigos Landscaping contract for care of common areas and lawns (attached):

VOTED

C. ARC – Mike Serra:

1. Hope to have outside fencing up to scratch by September.

2. Walkthroughs will take place this Spring to look for areas that need some love.

3. Monitoring overnight parking on the street PRN.

4. Discussed the need for some houses to be painted; Mike will look into it.

D. Safety and Security – no report because there's no committee!

1. Discussed the dangerous intersection of Garrison Village Way and Myra Road.

2. Don Coleman will chair this committee

(MORE)

MINUTES: Board of Directors Meeting

The Villages of Garrison Creek: Master Property Management Association

Wednesday, January 28, 2026, 2:00 PM at SonBridge Center

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E. Social and Welcome – Anita Williams, Cindy Yegge

1. one welcome-bag delivered in January.
2. Anita Long has joined the Social Committee; she suggests we survey members:
 - a. Surveys will determine interest in:
 - 1) Village clubs (viz. book clubs)
 - 2) Helping neighbors
 - 3) Teaching skills
 - 4) Volunteering for HOA committees
 - b. Social Committee will distribute surveys; results ready by the end of February.
 - c. Social Committee's responsibilities end with reporting on the results of the survey; it will not try to organize these groups itself.

F. Landscape – Dave Siviter:

1. Village 1 and Village 2 are up for rehab
2. Common area in Village 10 (a.k.a. “The Grassy Knoll”) is up for rehab
3. Emergency rehab now underway on a sidewalk in Village 9.
4. Trails around the ponds are high on the list for rehab.
5. Mike Serra will talk with Dave Siviter about dangerous trees on the south-side of Garrison Creek.

G. Reserve – Dave Siviter:

1. Study needed this year on the line items for our Reserve Fund.

III. CONTINUING BUSINESS

A. Water Issues – Dave Siviter: Report of Meeting with City of College Place (CoCP)

1. Goals for the 151-houses in Villages 1, 5, 6, and 8:

- a. Replace 20-year-old infrastructure
- b. See to it that each house is metered
- c. City of College Place takes over

2. We are pursuing talks with CoCP in financing this transition.

B. Contract with Brewer’s Bookkeeping & Payroll Services - Dave Siviter: TABLED by unanimous consent until the next meeting..

IV. NEW BUSINESS - NONE

MEETING ADJOURNED: 3:43 PM

Next MPMA Board Meeting: 2 PM Wednesday, February, 25 at SonBridge

MPMA Board

2026 Board Members: Greg Brothers, Don Coleman, John Cress, Jonathan Messenger, Mike Serra, Dave Siviter, Duane Wright

2025 MPMA Committees

ARC: Mike Serra (chair), Jonathon Messenger, Alan Fischer

Finance Committee: Dave Siviter (chair), Barbara Larson, Frankie Laufer, Jack Gisler

Safety/Security: Don Coleman (chair)

Welcome/Social: Anita Long (chair), Denise Bartlow, Meg Eubanks, Cheryl Hair, Mary Jane McMichael, Linda Olson, Anita Williams, Linda Wright, Cindy Yegge.

Reserve Study: David Siviter (chair), Don Coleman, Dave Elliott, Rand Strobel, Jon Messenger, Joe Roemer, Duane Wright.

Landscape/Common Areas: Dave Siviter (chair), Dick Cook, John and Yvonne Jaso, Barbara Larson, Joe and Bonnie Roemer.

Irrigation Committee: Dave Siviter (chair), John Jaso.

Nominations Committee: Jeanne Elliott