

**The Villages of Garrison Creek • Master Property Management Association**

**Board of Directors Meeting • Wednesday, April 22, 2026, 2:00 PM • SonBridge Center**

John Cress, President; Dave Siviter, Vice Pres.; Duane Wright, Treasurer; Greg Brothers, Secretary;  
Don Coleman, Director; Jonathan Messenger, Director; Mike Serra, Director.

**AGENDA**

**OPENING**

**Welcome** (1 min.) John Cress

**Quorum Call** (1 min.) Greg Brothers

**Minutes of Previous Meetings** (3 min.) Greg Brothers

**President's Preamble** (5 min.) John Cress

**Member Comments** (up to 2 min. per member who wishes to comment)

**REPORTS / UPDATES / BUSINESS**

**Financial Reports** – (12 min.) Duane Wright, John Cress

**ARC** – (5 min.) – Mike Serra

**Safety and Security** – (5 min.) Don Coleman

**Social and Welcome** – (5 min.) Anita Williams, Cindy Yegge

**Landscaping** – (5 min.) Dave Siviter

**Reserve Fund** – (5 min.) Don Coleman

**Professional Management** – (1 min.) John Cress

**Clerical Assistant Contract** – (2 min.) John Cress

**Management Tools: Printer, Zoom Annual Subscription, and etc.** – (7 min.) John Cress

**Water and Water Infrastructure** – (10 min.) Dave Siviter

**Meeting Minutes and Documents** – (5 min.) John Cress

**Commitment to all Laws governing HOA's, Meetings, Agendas, etc.** – (6 min.) J. Cress

**Payments for Contracted Services and Pre-Approved Expenditures** – (5 min.) D. Siviter

**Governing Documents Updating with Reference to RCW 64:90** – (5 min.) John Cress

**Officer Roles and Duties** – (1 min.) John Cress

**CALENDAR – Future Board Meetings, Wed., May 27 & June 17, 2:00 PM at SonBridge Center**

**TRANSITION TO BOARD EXECUTIVE SESSION** – (as needed), for any personnel, legal, privacy, violations, delinquencies, and liability issues.

**RETURN TO OPEN SESSION** – **Report** preserving confidentiality: **Actions** arising from the Executive Session conversation.

**MEMBER QUESTIONS AND COMMENTS** (up to 2 min. per member who wishes to comment)

**CLOSING COMMENTS** – (2 min.) John Cress

**ADJOURNMENT**