

**THE VILLAGES OF GARRISON CREEK - MASTER PROPERTY ASSOCIATION
BOARD OF DIRECTORS MEETING; MINUTES
2 PM MONDAY, APRIL 22, 2026 AT SONBRIDGE CENTER
PAGE ONE (1) of TWO (2)**

OPENING

- A. Welcome:** John Cress
- B. Quorum:** John Cress (President), Greg Brothers, Don Coleman, Jon Messenger, David Siviter, Duane Wright, and 11 additional members of the HOA. Absent: Mike Serra.
- C. Minutes of Previous Meetings:** voted to approve minutes for 2026 from February 25, April 6 (Emergency Meeting), and March 22.
- D. President's Preamble:** John Cress — will open the floor for comments at the beginning and end of the meeting, with no comments from the members during the meeting itself.
- E. Member Comments**
- Why is the Board considering paying for mailboxes from Reserve funds? (David Siviter: Reserve funds used to replace the structures that hold mailboxes PRN; Reserve Committee is weighing the cost of doing this with the cost of installing a locking mailbox, but no decision as been made as yet.)
 - John Jaso handed out a list concerns regarding contracts for landscaping and maintenance. (David Siviter will respond in writing to most of these concerns; Don Coleman noted that one of these concerns [i.e. \$30K for Front Lawn Treatments] appears in his copy of the 2026 budget; Duane Wright expressed support for a part of the website being open only to HOA members, and noted that contracts are confidential to both parties).
 - Member content on the website was locked down, but members complained.
 - Look out for NDAs in contracts.

REPORTS

- A. Financial Reports:** Duane Wright — Why there is only \$500 budgeted for interest income? **VOTED** that Duane Wright may talk with the banks about this.
- YTD and financial reports should be posted on the website by the end of next week.
 - David Siviter: our previous auditor (and tax preparer) is dead; an extension has been filed.
- B. ARC:** Mike Serra — no report.
- C. Safety and Security:** Don Coleman
- distributed an email about cats, and an article about the danger posed by ponds.
 - **VOTED:** Don Coleman, Steve Tatro, Dave Elliots, and Jon Jaso work with nearby homeowners to come back to the Board in 30 days with a plan for the small pond.
- D. Social and Welcome:** Anita Williams, Cindy Yegge — written report
- E. Landscaping:** Dave Siviter — written report
- **VOTED** V1-V2 refurbishment is funded; amount not to exceed \$10K from Reserves .
 - **VOTED** the Marios Landscaping contract be extended to continue trail remediation, with a focus on weed control and mulching; amount not to exceed \$10K from the Reserve fund.
 - **VOTED** to purchase an initial 100 cubic-yards of mulch for use throughout our villages, with at least 80% to be used on trails; amount not to exceed \$5K from Operations.
 - **VOTED** to ask an attorney to write letters to the City of College Place and Doug Botimer about the fire risk posed by adjacent property.
- F. Reserve Fund:** Don Coleman — on-site visit for 2026 will be \$3437, with off-site visits to cost \$826 each for 20227 and 2028 . . . but we can do our own off-site visits with software from *reserveanalyst.com* **VOTED** to buy the relevant software for \$150.

(MORE)

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PAGE TWO (2) of TWO (2)**

NEW BUSINESS

- A. Professional Management:** John Cress — looking into this.
- B. Payments for Contracted Services and Pre-Approved Expenditures:** David Siviter — **NOTED** that budgeted money for an approved contract should be monitored by the Board, but does not need additional Board approval.
- C. Legal Advice: VOTED** to approve up to \$2K to have VF Law write to the Myra Community Owners and the City of College Place regarding their responsibilities for weed control.

MEMBER QUESTIONS AND COMMENTS

- Could the clerical assistant help us keep track of people who move into our HOA? (David Siviter says yes.)
- John Jaso doesn't see the point of coming back for comments at the end of the meeting.

ADJOURNMENT: 4:45 PM

CALENDAR

Future Board Meetings: 2 PM Wednesday, May 27, and 2 PM Wednesday, June 17 — both at SonBridge Center