

**The Villages of Garrison Creek - Master Property Management Association
Board of Directors Meeting: MINUTES
2 PM Wednesday, February 25, 2026 at SonBridge Center
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I. OPENING

- A. Welcome: John Cress
- B. Quorum: John Cress (President), Greg Brothers, Don Coleman, Jon Messenger, Mike Serra, Dave Siviter, Duane Wright, plus 12 HOA members are all present.
- C. Minutes of Previous Meeting: Greg Brothers - **VOTED**
- D. Member Comments:
 - 1. Gardening tips will be posted on PayHOA bulletin board
 - 2. EnergyPro is installing ceiling insulation as needed (509.416.6888)
 - 3. Flyer boxes need repair.

II. REPORTS

- A. Financial Report: Dave Siviter, Duane Wright — attached.
 - 1. All Village accounts are in the black.
 - 2. 14 delinquencies — most for small amounts
- B. ARC: Mike Serra — plan on a walk-through in April
- C. Safety and Security: Don Coleman
 - 1. Start thinking about a risk-management audit. (Mike is willing to help.)
 - 2. Sidewalk mitigation is roughly 30-percent complete.
- D. Social and Welcome: Anita Williams, Cindy Yegge
 - 1. One welcome-basket delivered
 - 2. Surveys can still be returned to Anita Long
 - 3. Planning begins in March for upcoming events.
 - 4. First Thursday Coffee Hour begins in April.
- E. Landscape Committee: Dave Siviter
 - 1. Irrigation will begin mid-March
 - 2. Add Village 10 to include the serve of front yards at the 2026 price of \$55 per front yard for the period January 2026 to December 2026. Hawk Hill Association will be invoiced monthly for this service. **VOTED**
 - 3. Contracts with TAL are contingent on them having five people - **VOTED**
 - 4. \$5000 to come from the Reserve Fund for repair of the Common Area near Village 10 (i.e. “The Grassy Knoll”) - **VOTED**
 - 5. Authorization to explore plans to repair the Gazebo - **VOTED**
 - 6. \$750 to repair the lawnmower - **VOTED**
 - 7. **NOTED**: \$500 from Landscaping to repaint fence near Clocktower
 - 8. Post boxes: project complete
 - 9. **VOTED** to get rid of Blackberry bushes on the hill, not to exceed \$500.
 - 10. Trees in south riparian zone to be surveyed.

(MORE)

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F. Reserve Committee: Don Coleman

1. Will explore a "Threshold Model" for the Reserve Fund.
2. Still awaiting a contract for Reserve Analyst

III. NEW BUSINESS

A. Bank Signature Authorizations: Duane Wright -

1. **VOTED** to authorize John Cress and David Siviter
2. **VOTED** the Board may request background checks

B. **VOTED:** we will work with the book-keeper to make sure that financial information should be available online by the next Board Meeting

C. **VOTED (with Duane Wright opposed):** after review of the accounts and reconciliations provided by the bookkeeper to the Board of Directors, the financial affairs of the association are in proper order and good standing. We assert that David Siviter has completed his duties as the Association's outgoing treasurer, and that the handover to Duane Wright as treasurer is now complete.

D. Creek Pump House Ownership Transfer: John Cress — **VOTED:** to reimburse landowner for repairs should we decide not to transfer ownership

E. Explore Management Company for MPMA: John Cress — TBA

F. Water Infrastructure Update: Dave Siviter

1. Professional report has been released
2. We are looking into funding from the state for this project

G. Mario's Landscaping Contract for Trails: Dave Siviter — **VOTED:** Trails 1, 2, and 3 to be maintained by Mario's Landscaping, money not exceeding \$10,000 to come from Reserve Funds.

H. 2026 Committees and Volunteer Recruitment: John Cress — no report.

Next Meeting: 2 PM Sunday, March 22 at SonBridge Center

Public Meeting Adjourned: 4:05 PM

TRANSITION TO BOARD EXECUTIVE SESSION