

**The Villages of Garrison Creek - Master Property Management Association
Board of Directors Meeting: MINUTES
2 PM Sunday, March 22, 2026 at SonBridge Center
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I. OPENING

- A. President's Remarks: members may share comments during the designated periods to do so, but only Board members may comment otherwise.
- B. Quorum:
 - 1. Present: John Cress (Z), Greg Brothers, Don Coleman, Jon Messenger, Mike Serra (Z), David Siviter (chair), + 5 HOA members
 - 2. Absent: Duane Wright
- C. Minutes of Previous Meeting: Greg Brothers - **TABLED**
 - 1. Agreed to **TABLE** II.E.5 until the next meeting.
- D. Member Comments:
 - 1. Linda Coffelt: when will the three black locust trees on V9 pathway be removed? (DS: before the next meeting)
 - 2. Jon Jensen: timeline for replacing mailboxes with lockboxes? (DC: Reserve Committee will probably recommend mailboxes be replaced with lockboxes PRN, money to come from Reserves).

II. REPORT

- A. Financial Report: Duane Wright - **NO REPORT**
 - 1. DS reports there are currently \$10K+ in delinquent dues; **VOTED** the treasurer implement the delinquency policies already voted (and posted on the website) on anything overdue more than two months.
 - 2. **VOTED** to accept Brewers Booking retention agreement as presented to the Board in January.
- B. ARC: Mike Serra — exterior fencing should be refurbished PRN by relevant homeowners by September 2026; reminders will be sent.
- C. Safety and Security: Don Coleman — report attached.
 - 1. **VOTED** the East Pond be modified as necessary (and ASAP) to eliminate the current drowning/accidental injury risk.
 - 2. Don Coleman will bring a list of options to the Board.
- D. Social and Welcome: Anita Williams, Cindy Yegge — attached.
- E. Landscape Committee: David Siviter
 - 1. Irrigation should all be on by the end of March; no major breaks thus far.
 - 2. **VOTED** to accept the change to the landscaping agreement with Tree Amigos Landscaping LLC (TAL) to include Village 10 front yard services.
 - a. This includes Village 10 collecting the \$55/yard standard fee for 18 front yards, plus \$192 for additional Lawns Plus charges.
 - b. This modified contract requires a minimum of five full-time staff four days a week, and increasing that contract value by \$11,500.

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3. **VOTED** to execute the Marios Yard Care LLC contract to clean-up Trails 1, 2, and 3 for a fixed price of \$6,700, with an option to extend the scope of work if we choose to do so. This bid does not include raw materials, which will be supplied to the site by the MPMA.
 4. **VOTED** to install two planters for vegetables in Village 7 at its expense. (ARC will keep an eye on this.)
 5. **VOTED** to submit the 2026 RMBC fees to the Villages of Garrison Creek Phase 12, based off the agreed fee scale for the two lots that have been sold by December 31, 2025.
- F. Reserve Committee: Don Coleman - report attached. **VOTED** to fund repair of GVW and VGC streets PRN in 2026 from the Reserve Account. If the final amount exceeds \$15,000, the Board will be asked to approve additional funds.

III. NEW BUSINESS

- A. Professional Management: JK and DS have discussed the scope and cost of using a Professional Management Company for our HOA, with a report to be given later.
- B. Member comments:
 1. Discussion of the new rules viz. member comments.
 2. John Jaso has some concerns about the contract for cleaning paths.
- C. **EXECUTIVE SESSION: 4:02 PM**
- D. **Return to OPEN SESSION: 4:32**
 1. VOTED that DS will process delinquencies over one month, and will receive all needed assistance from DW and our book-keeping firm.
 2. VOTED that we seek an attorney's counsel regarding our application for funds from the Washington Department of Health viz. associated water infrastructure issues.

Next Meeting: 2 PM Wednesday, April 22 at SonBridge Center
Public Meeting Adjourned: 4:37 PM