

**THE VILLAGES OF GARRISON CREEK - MASTER PROPERTY ASSOCIATION
BOARD OF DIRECTORS MEETING: MINUTES
MAY 27, 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 (ZOOM), Mike Serra, David Siviter, Duane Wright.
- C. **Minutes of previous meeting** (Greg Brothers): VOTED, with the amendment that the meeting on April 22 took place on Wednesday.
- D. **President's Remarks:** please keep comments down to two minutes.
- E. **Member Comments:**
 - \$30K spent on front lawn maintenance by Lawns Plus?
 - Where is the contract showing who is responsible for Trails #1, #2, and #3? (Tree Amigos was given the contract to clean-up these trails, given troubles making a contract with Marios Landscaping; Marios Landscaping is now on the job.)
 - Need for committee meetings to be open.

II. REPORTS/UPDATES/BUSINESS:

- A. **Financial Reports** (Duane Wright): statement for this month shows no major surprises . . .
 - We're falling short approximately \$30K on income YTD.
 - Discussed need to make our financial reports much easier to understand.
 - Report will be posted in the website ASAP.
 - Discussed the need to post the budget for 2026.
- B. **Reserve Fund** (Don Coleman): three items
 - Sump pump needs to be replaced (\$2300 + labor) **NO BOARD ACTION NEEDED**
 - Back-up generator needs to be replaced (\$500) **NO BOARD ACTION NEEDED**
 - Pond pump (\$6400) — TBD (see II.F.)
- C. **ARC** (Mike Serra)
 - New team has met and discussed standards viz. no overnight parking in driveway or on the street — yes, we can enforce it, but we'll encourage people to park in their garages.
 - Don't ask ARC for permission to maintain the status quo — just do it!
 - The fences facing Lion's Park are looking better.
- D. **Bookkeeping** (David Siviter):
 - Our bookkeeper has quit, effective June 30, 2026.
 - Our bookkeeper is supposed to move data to QuickBooks Online
 - John Cress is included in communications between David Siviter and our bookkeeper.
 - Two proposals:
 - A management that would run day-to-day operations.
 - Cascade Northern Bookkeeping: \$35/hour for routine functions; \$60/hour for analysis. (Figure two days/week).
- E. **Executive Assistant** (John Cress): invite prospective EA to take this job, beginning July 1.
- F. **Safety and Security** (Don Coleman): viz. the small pond . . .
 - **AGREED** to survey members on which option they prefer.
 - Shallow pond
 - Fill it in (~500 cubic-yards)
 - Leave it be (albeit at a lower level)
 - **MOVED** to replace the circulation pump, with money to come from the Reserve Fund.

(MORE)

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- G. **Social and Welcome** (Anita Williams and Cindy Yegge): written report
- Coffee hours will continue.
 - All-village potluck: SonBridge on Sunday, August 9, at 5 PM.
- H. **Landscaping** (David Siviter); written report
- Joe Roma is coordinating volunteers
 - **VOTED** \$8400 (plus tax) from Reserve Funds (line item 1135) to Marios Landscaping to finish Trail #3.
 - **VOTED** \$4500 from Reserve Funds (line item 1135) to remove blackberries on Trail #1.
- I. **VOTED** to move into Executive Session.

III. EXECUTIVE SESSION

IV. RETURN TO OPEN SESSION - VOTED

- A. **Bookkeeper: VOTED** to meet at SonBridge on Wednesday, June 10, at 3 PM to discuss hiring a new bookkeeper.
- B. **Executive Assistant:** David Siviter will see what it takes to get prospective EA on the payroll.
- C. **Signatories: VOTED** that the sole signatories for the Village of Garrison Creek MPMA from the following banks and accounts are David Siviter (226-73-4182) and John Cress (264-13-9182).
- Baker-Boyer
 - xxxx
 - xxxx
 - MM xxxx
 - MM xxxx
 - Banner Bank
 - xxxx
 - Xxxx
 - Columbia Bank
 - xxxx
 - CD xxxx
 - CD xxxx
 - RAMP
 - xxxx
 - TCM resolution form update required

ADJOURNMENT: 4:52 PM

NEXT MEETING: Wednesday, June 24, 2026 at 6 PM