

**THE VILLAGES OF GARRISON CREEK - MASTER PROPERTY ASSOCIATION
BOARD OF DIRECTORS MEETING: MINUTES
JUNE 10, 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: to be presented at the 6/24/26 regular meeting.

D. Member comments:

- Management companies:
 - need for Board to continue looking into this
 - need for member input on this
 - need to keep an open mind
 - need for committee to research this
 - NB nothing will happen without a thorough discussion and vote by the membership
 - NB John Cress and David Siviter were tasked by the Board to look into this; they are not bringing a recommendation at this time
 - nobody wants their dues to go up — and if we use a management company, we would prefer this change to be revenue neutral

II. REPORTS/UPDATES/BUSINESS

A. Consideration of Professional Management Contract (John Cress): no report

B. Bookkeeper Transition (John Cress):

- current bookkeeper quits on 6/30/26
- recommendation of Duane Wright: when we hire a new bookkeepers, we need to begin a new system of keeping the books
- John Cress, David Siviter, and Duane Wright met 6/9/26 to discuss this.
- **VOTED** to ask Christina Gerke to look into our control structures.
- **VOTED** to accept Duane Wright's *Proposal for Professional Services* (attached), with a cap of \$2500 per month to come from the Operating Account. (Duane Wright abstained)
- NB Duane Wright will continue as Treasurer while he is our Bookkeeper; he does not, however, have access to our bank accounts.
- David Siviter is willing to work with Duane Wright viz. past-due accounts.

III. EXECUTIVE SESSION

IV. OPEN SESSION

ADJOURNMENT: 4:50 PM

NEXT MEETING: 2 PM Wednesday, June 24, 2026