

**The Villages of Garrison Creek (Master Property Management Association)
Board of Directors Meeting
2:00 PM 2026.09.23 at SonBridge Center
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I. OPENING

- A. Call to order (John Cress).
- B. Attendance:
 - 1. Present: John Cress, President; David Siviter, Vice President; Duane Wright, Treasurer; Greg Brothers, Secretary, Don Coleman.
 - 2. Absent: Jonathan Messenger, Mike Serra.
 - 3. Community members present: 13
- C. Minutes: 26.08.24 minutes **VOTED**
- D. Member Comments: noted that members may comment during meetings.

II. REPORTS / UPDATES / BUSINESS / ACTIONS

- A. Financial Report – Duane Wright:
 - 1. We are working with PayHOA to get the information we need for monthly reports; this should be wrapped up by our next meeting.
 - 2. Our bank accounts include roughly \$110K in operations funds, with roughly \$700K in reserve funds.
 - 3. We are working with Banner Bank to invest our reserve funds.
 - 4. Financial Work Group meets every Tuesday.
 - 5. Money transfers to new bank accounts are in progress.
 - 6. Budget process for 2027 begins next month with the Financial Work Group (as well as any HOA members who'd like to attend).
 - 7. The state requires us to track resale information; we are developing a process to outsource this, using the fee we voted last month.
(**NOTE:** we should write to local title companies about this.)
- B. Social and Welcome Committee – Cindy Yegge:
 - 1. Planning a cookie exchange for the annual meeting.
 - 2. Christmas Tree Lighting at the Gazebo: 4 PM Sunday, December 9.
 - 3. Hoping to continue the monthly kaffeeklatsch through winter at members' homes.
- C. Physical Assets Operations – David Siviter:
 - 1. Irrigation: the deep-well pump is fine, but a 115-gallon/minute leak in the waterline is proving hard to track down.
 - 2. Developing budget plans for 2027 to clean up Trail One, and overhaul the Gazebo Circle.

(MORE)

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D. Reserve Study and Fund – Don Coleman:

1. **VOTED** \$3150 out of the reserve fund to Karen McDonald for her services as a Reserve Study Analyst.
2. **VOTED** to bill the Villages of Garrison Creek Homeowners Association (a.k.a. Mill Creek) by October 31 for its share of road and sidewalk repairs.

E. ARC (John Cress): **VOTED** \$3000 from the Contingency Fund for paint to repaint the fences facing Lion's Park that were painted Cabin Brown.

F. Safety and Security – Don Coleman: emergency flotation devices have been installed by the East Pond, but more needs to be done.

G. MPMA's Theme and Focus – John Cress

1. Maintain beauty.
2. Lower expenses.

III. EXECUTIVE SESSION

IV. ADJOURNMENT: 3:58 PM

UPCOMING MPMA MEETINGS AT SON-BRIDGE CENTER

- A. Board, Wednesday, October 28, 2026, 2:00 PM
- B. Board, Wednesday, November 18, 2026, 2:00 PM
- C. Annual Meeting, Sunday, December 6, 2026, 2:00 PM
- D. Board, Wednesday, January 13, 2027, 2:00 PM