Minutes of The Villages of Garrison Creek (VGC) Master Property Management

Association (MPMA)

October 27, 2015; 3:00 p.m., Baker Boyer Bank – Plaza Way

**Board Members Present:** Doug Botimer, Developer; Allan Fisher,

Developer; Cassie Siegal, President; Nancy Nichols, Vice President (by phone); Lanny Collins, Secretary/Treasurer; Sam LeFore

**Others Present:** Donna Fisher (Phase V); Jack Gisler (Phase VIII); Ray Goff (Phase VI); David Hernandez (Phase VII); Ron Hines (Phase VIII); Norm Lucarelli (Phase VI); Daryl Schreiner (Phase VI); Norma Sewell (Phase VII)

Minutes of the VGC/MPMA Board meetings of August 13, 2015 (Revised) and September 17 2015 were **reviewed and approved.**

**President’s Report:**

Cassie Siegal announced that a Crime Watch class is being planned, with Scott

 Towslee, through the Walla Walla Valley Crime Watch ($50 donation). **Action:**

 **Cassie Siegal will poll the phases as to interest in this offering.**

**Finance Report:** (Treasurer)

The Statement of Financial Position as of September 30, 2015 and the Statements

 of Financial Activities for both the Operating Fund and the Reserve Fund year-

 to-date through September 30, 2015 were **reviewed and accepted.**

 **Committee Reports:**

1. The Lawn Maintenance Committee will use a 10-month common area

 contract with Ike’s Lawn Maintenance during 2016, returning VGC/MPMA

 to a calendar year contract.

2) The Insurance Committee has deferred the presentation by the Community

 Association Underwriters of America, Inc. (CAUA) to the VGC/MPMA

 Board to a future board meeting.

3) Ron Hines reported on recent updates to the Reserve Fund Study: a number of

 adjustments have been made, most notably, the addition of the Tree Project

 for south of Garrison Creek and projected expenses related to the addition of

 Phase IX.

 4) The South of Creek Committee noted that residents living along Garrison

 Creek have already spent some $40,000 of personal funds on removal of trees

 along the creek. Allan Fisher reported that Bob Rupar of Myra Road

 Commercial is working with the committee to transfer the land south of the

 creek to the VGC/MPMA, with an easement for future storm water

 mitigation. A 20-30’-wide access to the property south of the creek has been

 cleared, entering through Lyons Park.

**Unfinished Business:**

The motion (September 17, 2015) adopting an agreement with Pahlisch Homes,

 regarding Phase IX’s transition into VGC/MPMA was **revisited and rescinded.**

**New Business:**

The 2016 Master Budget was **adopted.**

**Voted:** to begin Executive Session to consider personnel matters and to discuss likely or pending litigation. 5:00 p.m. Ended 5:23 p.m.

A motion to adopt a substitute agreement with Pahlisch Homes, regarding Phase IX’s transition into the Villages of Garrison Creek Master Property Management Association (VGC/MPMA) was **Adopted** as follows:

1. Phase IX will pay MPMA assessments as called for by the Master Association Board.
2. Pahlisch Homes will present to the VGC/MPMA board a list of items and areas within Phase IX that should become part of the Reserve Fund.
3. The Restated Declaration of Covenants, Conditions, and Restrictions of the Villages of Garrison Creek apply to Phase IX. Bylaws for Phase IX may be adopted by the phase at the time of official organization or any time thereafter.
4. Individual Phase IX lots shall begin assessment payments upon the initial sale of the home. All care of the lot prior to sale of the lot and home shall be the responsibility of Pahlisch Homes.
5. Common area maintenance in Phase IX shall be the responsibility of Pahlisch Homes until 50 percent of the homes are sold. When 50 percent of the homes have been sold the common areas shall be transferred to the VGC/MPMA.
6. At the time of transfer of the common areas to MPMA, the MPMA will have the areas inspected for readiness and appropriateness for MPMA acceptance.
7. The VGC/MPMA shall not incur any cost of maintaining Phase IX not specified in this agreement.

Adjourn: 5:34 p.m.

Respectfully Submitted

Lanny Collins, Secretary/Treasurer