

4th Annual Meeting – January 27, 2008

Board President Scott Towslee called the meeting to order at 2:00 p.m. The 2007 Annual Meeting minutes were approved as received by homeowners. Scott made opening remarks which included:

- Thanks to Robert Car for development of the website www.villagesatgarrisoncreek.com.
- Report on some vandalism in the Villages. Residents were asked to participate in a proposed Block Watch program with training to be arranged by College Place Police Dept.
- Residents were asked to keep an eye on their water use – especially in the yard watering months. If anyone needs help with programming the automatic sprinkler, contact Scott or your Phase landscape representative
- Phase VI will have the asphalt seal-coated in June

RECONGNITION AND AWARDS

- President Scott presented The Volunteer of the Year award to the Phase Presidents in recognition of their giving of their time for the good of the Villages.

DEVELOPER UPDATE

- Doug Botimer reported on the progress of development in Phase X, “Hawk Hill”, and the ongoing development of plans for 38 homes in Phase VIII.

COMMITTEE REPORTS

- Architectural Review Committee (ARC) – remind homeowners to pay attention to the need for house painting and fence stain. The expected life span on average for paint is 7-8 years.
- Landscape Committee – a landscape matrix was handed out to help residents know when various tasks are to be completed during the year. They were encouraged to consult the matrix and notify Smith Brothers if there is a potential conflict for their individual home in the timing. We will make reasonable effort to keep any disruption to a minimum.
- A fountain has been added to the lower pond to improve circulation and aeration as well as ambiance. The wrong size nozzle was installed and the new one will be installed when received.
- 3” to 6” river rock will be added around the lower pond to keep the bark out and provide transition between the bark and the water level.
- The beauty bark project will continue this year until all common areas are covered.
- Sprinklers along the walking paths were changed to drip irrigation in order to conserve water use.
- Landscaping was redone around the clock tower to improve the ability to do mowing and other work without disrupting the lighting of the clocks.
- The clock tower will be painted in 2008.
- We will have a work day or 2 this summer to re-stain the outside of the fence that borders the Villages around Lions Park

- Marlene Baerg is working on a mapping project for each phase to help the landscapers keep track of all homes and what services each one has contracted for.

UNFINISHED BUSINESS

- Scott spoke to the issue of the Restated Covenants that was brought up at the 2006 Annual Meeting. He and John Cress will contact each Phase to request time at their Phase meeting to report on the issue and answer any questions pertaining to this issue.

REVIEW OF PROPOSED 2008 BUDGET

The budget as proposed by the Budget Committee and approved by the board was mailed out to all homeowners prior to the meeting. (See attached budget) Scott explained some of the new line items:

- A \$500 fee for an irrigation system Back Flow Check that will now be required annually by the State of Washington.
- A fee for both General Liability and Directors and Officers insurance.
- An emergency line item for snow removal has been added
- The water base rate set by the city is going up \$3/home/month in 2008
- A Reserve Fund has been opened with a \$50,000 CD to be added to annually. This fund is for long term repair and/or replacement costs for our various Capita Assets. IE: irrigation pumps, clock tower, gazebo, sprinkler system, etc.
- The report was followed by questions and comments about the proposed budget from homeowners.

REPORT OF NOMINATING COMMITTEE

Nominating Committee of Dick Cook, Roger Williams & Greg Cuff presented a slate of current officers willing to serve for a second year:

1. Scott Towslee
2. Donna Fisher
3. Gregg Irland
4. Sam LeFore
5. Kathi Yenney

Nominations from the floor were asked for – none submitted.

Total Votes = 392

Total Votes present = 259

ADOPTION OF 2008 BUDGET

The budget was approved:

28 YES

1 No

230 Yes votes by landowners

ELECTION OF 2008 BOARD MEMBERS

There were no nominations from the floor but homeowners were reminded they could add write-in votes to the ballot. The proposed homeowners were elected to the Board of Directors.

24 ballots approving the full proposed slate

5 ballots that included some of the proposed nominees, as well 1 write-in candidate, receiving a total of 1 vote.

230 for the full slate by the landowners

HOMEOWNER QUESTIONS

Will construction of Phase VIII have a negative effect on traffic in the Villages?

No; construction will not commence until there is a working roadbed and fire protection in place.

Construction traffic will be routed off of the clock tower circle.

What about the area set aside for commercial development?

Nothing is under contract yet; the Myra Road extension will have some effect.

Is there space being planned in Phase VIII for possible gating of Garrison Village Way?

Planning for Phase VIII will be prepared for either decision that the homeowners make if and when that decision comes up for discussion. There are many conditions that will affect this decision and we are not yet ready for the discussion.

The meeting was adjourned at 3:20 p.m. in the "blizzard of 2008". Homeowners who braved the weather to come to the meeting were greatly appreciated!

Respectfully submitted,
Kathi Yenney, Secretary