

Master Board Minutes – February 18, 2009

Master Board Directors

Kathi Yenney, Treasurer, present
Scott Towslee, President, present
Donna Fisher, ARC, absent
Sam Lefore, present
Doug Botimer, Developer & ARC, absent
Bob Rupar, Developer, present
Dick Cook, Asst. Secretary Pro Tem, present

Others in Attendance

Natalie Rupar
Larry & Shirley Panasuk, Phase 10

Handouts: [2009 Master Budget & YTD Financial Report](#)

Quorum Status: Since both Developer Appointees were not present no action could be taken at this meeting.

Election of Board Officers: was deferred until the March 19 meeting.

Treasurer's Report: Kathi Yenney contacted attorney Jim Hayner about the lien process and received a letter and forms from him. She has passed copies of this packet on to all Phase Treasurers. Jim Hayner emphasized that each Phase or the Master Association should adopt a written policy that tells all owners when and how a lien will be applied.

Developer Update: Bob Rupar reported that Phase 8 negotiations with College Place should be completed soon; there are drainage and parking issues to be resolved. Bob said Riparian Zone requirements will not be changed; Bob also mentioned possible future discussions topics [for this board] that could include CP control of sewer & water lines, water rights, using CP water for all the Villages' domestic and irrigation needs and an improved checklist for transferring control of new Phases from the Developers to the Residents.

Reserve Study: Management Company representatives will be meeting Friday 20 February, with Scott Towslee, to tour the Villages and to discuss Reserve Study issues.

HOA Education & the Management Company: Scott Towslee is seeking input from Phase Presidents & Treasurers regarding a potential Spring HOA training for Association Leaders, Treasurers, and the general residents.

Smith Brothers Issues: On Thursday 26 February [7pm at Scott Towslee's home] Representatives from the individual phases will be meeting with the Smith Brothers to review the 09 maintenance calendar, 09 priorities, including two-way communication issues. Other issues include developing a summary [within each phase] of work to be completed in individual side & back yards and owner education on how to report and follow-up on problems.

Special Projects [Common Area] to be completed in 2009

- completion of the walking trail area near Francis Kinzer's & Bridge 1 [in progress]
- tree trimming in all common areas including the creek walk [in progress]
- water grass removal from east & west ponds [completed]
- completion of walking trail 7-8 surrounds & drip irrigation remodel [in progress]
- Phase 7 Road sealing [start time tba]
- 09 tree, shrub replacement project along 7-8 walking trail [in progress]
- 09 tree, shrub replacements in ALL COMMON AREAS [start time tba]
- Putting Green drainage project [start time tba]
- Lions' Park Fence Staining [start time tba]
- removal of weeds & broken concrete near the temporary parking lot [in progress]
- Phase 5 mail box stand repair [in progress]

Park Benches for Phases 1-2: Scott Towslee mentioned that Doug Botimer agreed to build two benches in the Phase 1-2 parks.

Mailbox Issues: Scott Towslee and Kathi Yenney discussed issues related to installing locked mailboxes [i.e., cost, ARC approval, Post Office approval, and Resident approval]. Dick Cook said Phase 7 is developing a post office approved proposal for submission to the Master Board and ARC. It was noted some older Mailbox stands are deteriorating; it was also noted that Phase 8 planning should be coordinated with future mailbox plans.

ARC Update: ARC submitted a December bill for work performed by their Assistant. Several Board members mentioned that future billings should be accompanied by a brief summary of work outcomes.

Gates: Larry & Shirley Panasuk [Phase 10 residents] said that Phase 10 gate security is compromised when their pedestrian gates are always open and/or can be easily by-passed. Natalie Rupar mentioned that CP would not give permission for gates to be installed on GVW.

Next Meeting: Thursday 19 March 2009 @ Phase 10 Sales Center