

Master Board Minutes – March 12, 2009

Master Board Directors

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

Others in Attendance

Natalie Rupar
Larry Panasuk, Phase 10
Bonnie Shannon, 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, again, until the April 16 meeting.

Treasurer's Report: Kathi Yenney reviewed the YTD Financial Report. Dick Cook suggested a monthly income and expenses report be available at each meeting.

Developer Update: Bob Rupar reported that Phase 8 negotiations with College Place should be completed within a month. Bob said that banks were not making housing development loans, at this time, but somehow Phase 8 construction would need to start before August 1, 2009.

Myra Road Extension: Bob Rupar discussed a recent meeting with College Place officials regarding approval of the Dalles Military Road [DMR] overpass and leveling of Myra Road [MR] including possible options for linking MR and DMR. 3.7 million was approved for this project to be completed during 2010. The City of Walla Walla is the lead agency but the City of College Place has a major say in final approval. It was suggested that information on the options be given to phase leaders ASAP and further suggested that a special meeting be called for all Association Members when the City of College Place is ready to receive input.

NOTE: The Myra Road [SR-125 to Garrison Creek] options, presented by the City of Walla Walla to the City of College Place, last week, have been emailed to all Board Members and Phase Presidents.

Common Area Update: Dick Cook reviewed outcomes from a recent meeting with Phase Representatives and the Smith Brothers where 09 maintenances priorities were confirmed i.e., more emphasis on weeding, irrigation problems, and two-way communications. Dick also reviewed the status of the special projects listed in the February Minutes that were mostly unchanged.

Architectural Review Committee: Donna Fisher mentioned ARC will be meeting next Monday and discussed the general difficulties and challenges of ARC work. Several Board members requested that ARC submit a monthly report of outcomes [and challenges] and further suggested that it will be difficult to approve monthly payments to the ARC Assistant without supporting paperwork. Board Members said it was not necessary for this report to contain names unless there was potential for legal action; when and if names are included the Board could adjourn to Executive Session.

Fence Staining: Scott discussed the fence staining to be completed, later this year, on the east side of Lions Park. Donna [and Dick] suggested that the backside of all fences bordering common areas be stained, as needed, using Master Board funds; no action was taken.

MANAGEMENT COMPANY ISSUES

Reserve Study: Scott Towslee reported that the Management Company received the information they requested. In addition to preparing the reserve study the Management Company is being asked to review and make recommendations on our Association's Covenants and By-Laws, primarily, related to recent changes in state and federal laws governing HOA's.

HOA Education: Scott Towslee recently met with Phase Presidents [and their designees] regarding a possible HOA training for Association Leaders, Treasurers, and the general residents. The specifics [i.e., date, times, location, training agendas] have not been set. A late April or May time-frame is being considered.

Park Benches: Two park benches will be installed in Phase's 1 & 2 parks [one bench per park] by the Smith Brothers. A suggestion to include benches in the Gazebo was aired; no action was taken.

New Mailboxes, Yard Sale, and Garrison Village Way speeding & signage issues were briefly discussed; no action was taken.

HOA Website: Donna Fisher mentioned a name to replace Dick Cook as the interim web editor; Dick will follow-through.

Next Meeting: Thursday 16 April 2009 @ Phase 10 Sales Center