

Master Board Minutes – May 19, 2009

Master Board Directors

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

Others in Attendance

Natalie Rupar
Marlene Baerg, Treasurer, Phase 5
Norma Sewell, Treasurer, Phase 7
Sue Tarver, Phase 6

Handouts: 2009 Master Budget & YTD Financial Report

Quorum Status: with Bob Rupar having both Developer votes a quorum was established.

Resignations: In two separate motions the resignations of Scott Towslee and Kathi Yenney were rejected by a unanimous vote.

Financial Review & Planning: It was requested the Board begin immediate planning for possible short and long term Developer and Homeowner income shortfalls. Dick will provide a copy of common area, special projects and costs currently under consideration. Scott will make available copies of the Reserve Study recommendations recently received from the Management Company. Kathi will continue work on lien policy development with input from Phase Treasurers. It is suggested that we curtail all non essential spending until further notice.

Special Project Funding Votes

1. postponed Phase 7 asphalt sealing and turf edging [temporary savings of about \$9000] Norma Sewell will contact Phase 7.
2. approved crack sealing, this summer, for all Village streets, where needed
3. approved \$1500 for flowers and shrub replacement at the Phase 10 and Larch Street Entrances.

Association's Water & Sewer Bills: passed a motion requesting that the City of College Place change our water & sewer billing address from the Park Place Homeowners to the Villages of Garrison Creek Master Property Management Association effective immediately. Kathi Yenney will provide College Place with official notification of the change and Dick Cook will send a thank you and explanation letter to

Gregg Irland, Park Place Homeowners and request that Gregg send the Board a payment status update for the individual phases.

Joint Press Release for Phase Presidents: Scott Towlsee and Bob Rupar were asked to send a joint statement, for distribution to all Phase Presidents and the website, regarding the Association's current state of affairs.

Myra Road Access Options: Bob Rupar reviewed the current proposal, involving Association Property, for the Myra Road & 12th Street access option. This option would enter on the Deccio property off 12th and cross Phase 9 south of the creek and connect to Myra. Two sets of Myra stop lights are in this plan [at Garrison Village Way and at the proposed access road]

Items for future Discussions

1. Transitioning from Developer to Home Owner Control ... i.e., role of Developers & ARC, Unfinished Developer projects [GVW paving, sewer lines], and Master Board quorum issues & more
2. Individual Phase Governance Review [i.e., phase treasurers, nominations process, financial reporting, involvement with Master Board & ARC & more ...]
3. ARC Role Review [i.e., separation of enforcement & design responsibilities, management company assistance, information available to homeowners, grandfathering of long term unresolved issues]

Next Meeting: Tuesday 9 June 7pm [location TBA]