

**Villages of Garrison Creek
Master Property Management Association**

March 16, 2010

7:15pm @ Windermere Real Estate Office (Botimer & Associates – no one had a key, Jayne offered Windermere)

Attendees:

Board Members: Doug Botimer, Bob Rupar, Scott Towslee, Marlene Oddie, Joyce Beecroft ,
Shaun Borth, Sam Lafore

Guests: Jayne DiDario

February Minutes accepted.

Financials – noted that the Pump replacement created a loss for the month. Still a plastic ball replacement is expected.

Map for Phase VIII still not received. Jayne said she will send them.

ARC Policies – no report. 2nd request.

Locked mailboxes. ARC requested to provide approved images. Bob suggested the Master Board take it from the reserve and surcharge the HOAs until it is paid for. Bring information to next meeting for further discussion.

Jayne's use of www.villagesatgarrisoncreek.com on her own real estate website will occur to help information sharing about the Villages.

Term Limits, we like the idea. Pursue what documents are needed to be changed and in what form the change can occur i.e. does this need to go to the annual meeting.

Cottonwood Trees between Phase IV and Phase VIII, these are now within individual homeowners lots in Phase VIII and will be the responsibility of an individual homeowner to maintain or remove. This is contrary to the original developer commitment due to the re-structure lots for the city. Eight lots were lost in this process (to the developer).

Creekside tie in to Phase IV – Scott to visit with Pat Ray, City of College Place, to consider minimizing the use of the 'fireway' connection by constructing it in such a way that it is only for emergency vehicles.

Phase VIII corner was established as an emergency area pass through due to the asphalt square inch issue as well. Maybe we can switch the asphalt on Creekside between VIII and IV to the front corner along GVW?

Smith Brother's bills....some of the spring start-up irrigation heads were the wrong size and they will be coming back through to correct them. Gary Cook (WaterWatch) to deal with busted pipes on the berm

where the new Phase VIII roadway goes through. This is a temporary situation and they have been capped until either the weather is too hot that we need the water there or the road gets put in.

Cascade Gas – back up pump, test is minimal enough that it in fact may not use enough gas to tip the meter to the next number. Scott to once a year physically test this.

Columbia Rural Electric Association – light out by the clock tower.

Clock tower timer needs to be set. – Scott.

Get quote from Bob Tompkins re: accounting review. Call treasurers meeting to discuss peer review or third party annual reviews of our books.

History of why individual phases were established to begin with—perhaps this can be shared next board meeting.

Webmaster –thank David Reiff for his willingness, we need things to be updated within at least a week of request.

Smith Brothers contracts are shared equally across the lots within the Villages. Starbuck lots are not considered in the count, but are required to pay their share within an average in Phase II.

Clocktower and other grassy burms, if we have budget issues, perhaps a zeroscape plan needs to be considered in the common areas and front yards so that we have lower maintenance costs in the long run.

Phase VIII dues are being estimated for \$185 per month. This will not include their water bill for potable water which is metered separately.

Reserve study – we need to be sure that the reserve needs to continue to be funded and is adequate based on the projections in the study.

Next Meeting: April 21, 7p.

Probably not a meeting in May.