

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

Minutes – May 12, 2010

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Board Meeting: May 12, 2010, Wednesday

Location: Allan and Donna Fisher's home – 857 Covey Court, College Place (VGC-Phase V)

Time: 7:00pm

Attendees: Scott Towslee, Marlene Oddie, Shaun Borth, Joyce Beecroft, Donna Fisher

Absent: Doug Botimer, Allan Fisher, Sam LaFore; Donna indicated verbally that she had all of their proxies. Allan's was confirmed in writing.

Handouts sent prior to meeting: Minutes from March 16, 2010; March and April 2010 Financials;

Handouts at meeting: Updated Board of Directors Contacts List; Binder covers

1. Minutes from March 16 – Approved with corrections: Gary Cook of Water Watch (instead of Gary Hall) to take care of busted pipes on the berm and the Webmaster is David Reiff.
2. Financials for March and April – Approved.
3. Follow-up items completed
 - a. Insurance – premium audit completed (Marlene) – done.
 - b. Phase VIII maps (Doug) – Jayne provided
 - c. Website updated. Volunteer may be moving out of the Villages. Ongoing updates monthly until their departure.
 - d. ARC policies and fines procedure – DONE (Gloria provided). This is ok to put on the website.
4. Follow-up items still pending
 - a. Plastic ball replacement on pump (Scott) – send reminder email.
 - b. ARC Activity Report (Doug). Donna reported that today they dealt with a camper set up in a driveway and trash cans that are left out.
 - c. Locked mailbox research – black boxes, top knob preferred by ARC (Marlene). Present at next President's meeting and let each phase be responsible for decision to move forward and implementation. Installation specifications from the Postmaster are available from Marlene.
 - d. Rotating Term Limits, would this require legal documents to be changed? (Marlene)- continue research.
 - e. Creekside tie in with Phase VII discussion w/the City of College Place. Scott met with Pat Ray who indicated it is a developer issue and that there must be emergency access. Six speed bumps are proposed for Garrison Village Way, including one on the west side of the Gazebo. Donna indicated that the design is so that resident's shouldn't need to go over them to get to their home from Myra or Larch entrances.
 - f. Individual phase annual review of bookkeeping-- scheduling discussion w/treasurers in June (Marlene).
5. New Business
 - a. History of why individual phases were created in the initial vision of VGC (Doug). ABSENT, no report.
 - b. Reserve Study projections and funding and investment to date (Marlene) – next month.
 - c. Plant funding for individual phases (Donna). \$200 requested and approved to fix up front yards. Requested that Donna contact homeowners before making changes.

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- d. Clocktower Clock – Scott to look at this weekend.
 - e. Phase Presidents—request identification when a house is for sale, note the agent information, send to Joyce Beecroft (MPMA Board welcomer) and the Treasurer of the phase.
 - f. Creek work will include the grasses being taken out. A permit was required. The west creek has a fallen tree and it will be used to shore up the bank.
 - g. Benches are being repaired. The developer originally made with indoor wood and so they have rotted.
 - h. Newsletter article ideas (DEADLINE June 1):
 - 1. The overlay of GVW and new routing when this work starts. (Marlene & Scott)
 - 2. Creek rules. (Dick Cook)
 - 3. Contacting Smith Bros. for work (Dick Cook)
 - 4. Paying dues on time. (Marlene)
 - 5. Update on Phase VIII (Natalie/Doug – use Phase 8 map)
 - 6. Myra and 12th street. Pat Rhea City of CP. (Scott?)
 - 7. Use of flags for Smith Brothers requests –red/white/yellow/blue @ mailboxes.
 - 8. Website updates ? // City of College Place Newsletter available online
6. Next Meeting – July 21, 2010