

DRAFT

The Villages of Garrison Creek
Master Property Management Association
6th Annual Meeting ... January 31 2009

WELCOME .. The 6th Annual Meeting of the Villages of Garrison Creek Master Property Association was called to order by President Scott Towslee.

2009 ANNUAL MEETING MINUTES were approved without revision.

PRESIDENT'S REPORT .. Scott highlighted 2009 outcomes which included: west pond bank rocking, work of our HOA volunteers including neighbors helping neighbors, stable house and property values during difficult economic times, improved communications with developers, and the clean up work along both sides of Garrison Creek riparian zone. Also Scott thanked our Phase Leaders, Master Board Members, Smith Brothers Representatives, ARC, and a few special project volunteers [Sam LeFore, Roger Williams, Bob Rugar, Marlene Oddie, Donna Fisher, Ann Richmond, Larry Dublinski, Sue Tarver & Kathi Yeeneey] and issued a very special thank you to all phase treasurers.

QUORUM REPORT .. Treasurer, Kathi Yenney declared there were enough registered voters [including proxies] present for a quorum. It was noted that the master board directors, fireworks, and budget votes would only require a simple majority vote. However, amendments to eliminate the nursing home vote and change the annual meeting date would require a total of 182 yes votes [66% of all home/lot owners].

ELECTION OF MASTER BOARD MEMBERS ... Dick Cook gave an overview of the 2010 nominations and elections process where the individual phases were asked to recruit and nominate candidates. Dick opened the process to nominations from the floor. Being none, the following individuals were elected [by voice vote] to the 2010 Master Board: incumbent Scott Towslee [Phase 1], incumbent Sam LeFore [Phases 2, 6, 7], Marlene Oddie [Phase 5], Shaun Borth [Phase 7], and Joyce Beecroft [Phase 7].

DEVELOPERS REPORTS

BOB RUPAR on Phase 8, Myra Road Revisions, Garrison Village Way .. Bob reported that the engineering plans for Phase 8 had been approved by the City of College Place; Bob hoped that construction financing would be available soon and mentioned the Garrison Village Way asphalt overlay [from the Gazebo to Clocktower] will begin this Spring, temperatures permitting. Donna and Alan Fisher were introduced as new LLC/Phase V developers. The Fishers purchased the partnership share formerly owned by Les/Virginia McKibbon. Bob said that keeping the undeveloped lots weed free remains as a high priority; this will be accomplished by spraying weeds and not farming [which is more expensive than spraying]. Bob explained the current status of the Myra Road/Dalles Military Road underpass and access road and alerted us to stop light and walking trail issues that could negatively impact the Villages. The City of Walla Walla is in charge of the Myra project but College Place has veto power. HOA Developers have agreed to fund half of a stop light [Myra/GVW intersection] however Walla Walla has no funds and/or interest in this stop light.

DOUG BOTIMER on PHASE 8 & ARC ..Doug said the original Phase 8 engineering plans included 65 houses but had been reduced to 38 and then finally 31 to adhere to changing regulations [i.e. run off water drainage and parking] required by the City of College Place. Doug mentioned that Phase 8 new home square footages will vary from 1200

to 2500 with the initial homes costing under \$200,000. Creek homes and lots are expected to be similar [cost, size] to the creek homes in Phases 5,6,7. Homes and the common areas will have separate water meters and the potential for solar panels. Doug thanked homeowners who have been complying the Land Use Standards and requests from ARC on house & fence painting, parking. Residents were reminded they could contact ARC by email, regular mail, or phone Doug. ARC contact information is available on the Association's website.

PROPOSED ADMENDMENTS .. Scott explained the following proposed changes to our governing documents; they were voted on by written ballot.

- 1 .. **The fireworks ban failed** after a significant discussion from those favoring each side of the issue.
VOTE 63.5 pro, 118.5 con
- 2 .. **Changing the Annual HOA Meeting Month failed**
VOTE 148.5 pro, 5 con, 28.5 abstentions
[182 votes needed for passage : i.e., 66% of total home/lot owners]
- 3 .. **Removing the Nurse Home single vote failed** [house keeping item]
VOTE 179 pro, 1 con, 2 absentions
[182 votes needed for passage : i.e., 66% of total home/lot owners]

COMMON AREA & SPECIAL PROJECT REPORT .. Dick Cook reported on common priorities for 2010 which included tree health [including fire-blight prevention], weed reduction, Larch Street S. Berm replanting, and pond maintenance challenges.

2010 PROPOSED BUDGET & VOTE .. Kathi Yeeney presented the proposed budget and reviewed our expected 2010 income, capital reserve account and briefly reviewed our major expense projections including a \$17,000 management expense of which \$12,000 was designated for an ARC Assistant and a Master Board Secretary/Treasurer.. Kathi said it had become necessary to fund these position because of the difficulty finding qualified volunteers for our Master Association's time consuming and technical jobs. **The 2010 Budget passed by a vote of 178 pro, 1 con, and abstentions.**

OTHER QUESTIONS, CONCERNS ..

The following questions and concerns were aired by HOA members at the end of the meeting.

- 1 .. Garrison Village Way POTHLES will be repaired this spring when the the Developers add a second layer of asphalt between the Gazebo & Clocktower and/or during the summer Phase 7 sealing project.
- 2 .. What is ARC's current position of SATALLITE dishes ?
- 3 .. There was a concern about length of time needed to identify and repair broken sprinkler lines/heads. It was noted that the Smith Brothers do an early season all heads check when they first turn the system on. After that it is usually up to the homeowners to report problems.

MEETING WAS ADJOURNED at approximately 3:45 pm

Respectfully Submitted, Dick Cook, Assistant Secretary