

VGC MPMA Board Meeting Minutes – APPROVED July 19, 2011

Convened at: 6:36pm, 17 May 2011, 857 Covey Court

Documents sent prior meeting: Minutes from March 2011, Financials through April

In attendance: Allan Fisher, Joyce Beecroft, Marlene Oddie, David Shannon, Don Coleman; Guests: Scott Towslee, Susan Tarver, Donna Fisher; Absent: Doug Botimer – sick; Frank Brannon; Quorum is established.

Chair moves to adopt the agenda. Accepted.
Frank and Doug arrived at this point.

1. March Minutes Approved.
2. Reports of Officers.
 - Review 2011 Updated Financials and discuss anticipated needs → Accepted.
 - Columbia REA poles are 'rented'; Pacific Power poles were purchased by the developer.
 - Reserve movement of cash from last year's residual – Move the residual ~ \$6K from Checking to Savings → approved.
 - Doug shared his concern about financing homes in this development if the books are not audited. Marlene will get 3 bids from CPAs/auditors for an engagement letter to audit the MPMA and possibly the Phase books and to identify thresholds for capital and contingency reserves as well as amount of carry-over allowed. What is required when a home wants to be financed in this development? Is an audit required? Consider this as a budget item for 2012. Due at the next board meeting.
 - Hayner legal advice provided last year to the ARC, a copy of the clarification letter provided by Hayner is needed for the files. The ARC will provide a copy for the file.
 - ARC is much more active this year than in the past represented by the bills that have been received. More than one assistant is being used. This was validated by Doug.
3. Reports of Committees.
 - ARC – Welcome to new ARC member, Susan Tarver. Susan believes it is important to remember that the development is less than ½ finished (depending on how you look at this). The developer wants to maintain control until their interest is completed in the development. Homeowner control takes place as homes are purchased. We need a model as we move forward, but it has not been presented.
 - Document Review Committee – David Shannon; Ad hoc committee has been working on reviewing the documents. Notes are in secretary's file. At approximately 70-75% homeownership, homeowners typically take over. At this point, we are not addressing that issue. The committee will meet again and bring an action item to the next board meeting.
 - Common Area Committee – Scott Towslee; barked Larch St. berm and with remaining bark the gazebo area; trees for Covey Court; another tree behind Larry Panasuk's house; Plants at Gates in X. Creek permit granted to do Bridge 1 area cleanup work in July; some tree(s) at lower Gate X is likely dead and will need follow-up. Request to look at southside of the creek and the grooming as part of the contract.

VGC MPMA Board Meeting Minutes

17 May 2011 – Page 2

4. Old and Unfinished Business.

- Alley Parking

Motion by the President to remove this from the board's agenda.

Two opposed; 1 abstained; Four voted in favor. → Passed.

The ARC does not recognize the survey of alley homeowners as a formal request.

- Board membership and officer compensation

Motion by David Shannon. I move that, because the Villages of Garrison Creek contains more than 200 individual lots and over eight common areas and many private roads, that the Board recognize the need for professional staff to supplement the many volunteers performing work for the Villages.

And I further move, that the Villages contract with Marlene Oddie for the monthly sum of \$750, continuing as Treasurer/Secretary, to produce our financial records, and to perform those current duties of Secretary including maintaining our webpage, the taking and publishing agenda and Minutes of Board and Member meetings, as well as providing advice and input in the meetings, producing the newsletter, receiving Village correspondence and inquiries, provide for official Village mailings and notification to members and maintain the records and documents of the Village.

Upon implementation of the contract, the Board shall adopt a policy that Board members may, upon approval, be reimbursed for expenditures, but shall act as volunteer board members, without compensation. The Secretary/Treasurer need not be a member of the Board of Directors.

Discussion: Don Coleman is compiling and setting the agenda this year; if Marlene resigns from the board, then the board is responsible for finding a replacement.

Six voted in favor; 1 abstained. → Passed.

5. New Business.

- Williams/Borth proposal; Copy in Secretary file; general idea is that the empty lot in Phase VII is to be split between William and Borth adjoining lots and not developed further. Motion with no known objection to their proposal. → Approved.

- Discuss need for Long Range Planning/Transition Committee.

Don suggested this website to learn about this topic. <http://www.hindmansanchez.com/lawyer-attorney-1383556.html>

Irrigation system was designed by Fountain Head. Most information about it is in the heads of several people.

Marlene noted the County's website has the street within and part of the walkway on the east side of the cottages area owned by the Villages of Garrison Creek rather than the City of Walla Walla. Doug commented that the title company documents would conflict.

6. Next meetings:

Board Meeting: July 19; Frank will need to phone in @ Coleman's 6:30pm

Budgeting Meeting: August 2 @ Coleman's 6:30pm – check on rate increases for utilities

7. Adjournment 8:40pm