

**Villages of Garrison Creek**  
**APPROVED Minutes – September 26, 2011**

Attendees: Joyce Beecroft, Doug Botimer, Frank Brannon, Don Coleman, Allan Fisher, David Shannon

Guests: Marlene Oddie, Donna Fisher, John Cress, Jayne DiDario  
Documents distributed prior to meeting: July Minutes, 2012 Budget Planning document

Convened at 6:35p

1. Agenda accepted.
2. Minutes accepted with changes noted. Allan, Doug, Joyce, Frank for, David abstained.
3. Motion to note who votes how on each motion. Only available for motions unrelated to board member replacement. NO vote was taken.
4. DRAFT Minutes are to be sent to everyone present at the meeting. If no egregious mistakes are noted within 1 week, they will be posted on the website as DRAFT.
5. Nominations for board vacancy
  - a. David nominates John Cress.
  - b. Allan Fisher nominates Gregg IrlandAfter some discussion with input and questions from several board members and attendees a secret ballot was taken. The result was a tie vote. The board vacancy remains unfilled.
6. Marlene is not willing to be the Secretary/Treasurer without an opportunity to vote. The election will be put off until the board vacancy is filled.
7. Borth boundary adjustment request. David and Don have met with the Borths. To be clear, there was no hostile intent of the board with their prior response to grant an easement provided the proper procedures were taken. Borth's have now filed for a boundary adjustment with the city. Comments closed last week for the city. The line rotates so the same amount of property would be exchanged as ordered by the surveyor.

Don will bring documents from the city when they have been completed for review and approval by the board for the property line adjustment vs. the easement originally requested.

David is concerned that multiple properties have personal improvements on common space and believes we need a policy so that the board has a consistent method of dealing with any similar cases, i.e. "Unintentional encroachments". No action was taken.
8. Budget review  
Marlene would like a policy developed for reserve funding and spending.

Doug met with Dick 3 weeks ago and has not seen the agreed to items take place in Phase 8 common area maintenance. Doug is concerned that Smith Brothers is driving on the sidewalks with heavy equipment.

Don is almost finished with an RFP for common landscape bidding that will include details of what we would like. The current draft budget is using last year's numbers for planning purposes.

Marlene presented two proposals for audit or reviews. Recommend a 'review', concurred by Don. One proposal provides a not to exceed \$2500/year 'review' if a two year contract is signed. Another is a not to exceed \$3000/yr. Law requires that we have something done and voted on by homeowners as to how often and what type of audit /review. An option is available for us to go ahead and have a review done of 2010 financials. Put in the budget for 2012 at this point.

ARC request is significantly higher. Frank requested a breakdown of how the monies were to be spent and how it compared to prior years to try and understand the need for such an increase. Marlene reminded the group that two years ago the amount was agreed to with the caveat that infractions would be shared with the board. Doug reminded the board that, per a previous agreement several years ago, it was agreed that the ARC would receive, for the following year, funding that was the same, or equal, to the budgeted administrative expenses.

John shared a concern that it appears the ARC is hesitant to be open to public discussion on the Land Use Standards. While most are happy with the majority of life in the Villages, a better community will would serve us all.

9. Discussion back up of association records – Tabled to next meeting
10. Discuss legal options for delinquent dues – Tabled to the next meeting
11. Next Annual Meeting: January 15 – APPROVED unanimously.
12. **Feedback from Ad Hoc Committee draft documents:** Draft documents were distributed to board members from the Ad Hoc Document committee in early July. Feedback was requested and received by the committee. Further drafts were then circulated to the board prior to the July meeting. Responses were requested from the board members to get to a next step on changing the documents. Don Coleman submitted his response at the board meeting and is concerned about specific items. Copy in Sec'y file. Doug refused to give feedback saying that his managing partner, Bob Rugar, would have to discuss any changes to documents. Allan had been designated as the Developer representative on the committee, but never attended their meetings.  
David: **Motion** to take the proposed draft of bylaws and amended covenants and have legal counsel review and draft, comment, and revise into appropriate legal documents that can then be returned to the board to make decisions about moving the documents forward to the homeowners.  
**Discussion on the motion:** Allan believes that it is pre-mature to spend money. Doug and Allan both wanted David on the board to take 2-3 years before making adjustments to documents.  
Vote: David and Frank voted for. Joyce, Don, Allan and Doug voted against. Motion fails.
13. Next Meeting October 25, 6:30pm.
14. Adjourned 8:55pm.

Minutes submitted by Marlene Oddie.