

Villages of Garrison Creek
Master Property Management Association Board Meeting
December 11, 2011

Convened at 6:38pm at Botimer & Associates, 3 S Main Street, Walla Walla, WA

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

Guests: Marlene Oddie, recording secretary; Jayne DiDario

1. Agenda accepted unanimously.
2. Review amendment/accept minutes of Previous meeting; motion to accept DRAFT minutes as amended. Unanimously accepted.
 - October Meeting
 - September Meeting
3. Proposed 2012 Budget – based on meeting in November of most board members, a draft budget was prepared with a reduction of \$5/lot/month in dues (\$43/month/lot to be assessed).
 - Lot # - 203; removal of Phase VII lot at 1056 Creekside because it was split and no longer exists as its own lot – by consensus agreed to accept this effective Dec. 1, 2011. A credit will be given to Phase VII as a result of this for the December billing.

For: Allan, Frank, Joyce, Doug, David

Against: Don voted against the proposed budget for the following reason: He preferred no assessing members an additional \$5000 for legal fees this year and instead wanted to reduce dues another \$2/month (to a total of \$41 per month per member). He felt that we have plenty of money in reserve to cover legitimate legal fees for this year and that we could assess for legal fees next year if needed.

BUDGET PASSES.

4. Review/Approval Ballots for Annual Meeting
 - Directors
 - Budget
 - Change the annual meeting to the Fall
 - Provide option to add benches to the gazebo if voted
 - Let the 'rest home' language be incorporated into the Committee re-write work and not add it to the ballot letter this year.
 - Make provision to shut off water to a lot with delinquent dues.
5. Presentation of Agenda for Annual Meeting
 - Introduction of Current Directors
 - Minutes of last year's meeting and 2011 financials
 - Developer Update
 - Update of Repair projects for 2012
 - Budget
 - Ballot Issues
 - Gazebo Benches
 - Meeting Time Change
 - Water Shut-off Clause

Introduction of Director Candidates

Vote

Ad-Hoc Governing Document Committee Report

6. Lions Park Hall location of 2012 Annual Meeting – unanimously voted to spend \$150 to use this facility.
7. Adjourn 7:22pm