

Board Meeting Minutes – Villages of Garrison Creek Master Association
Board Meeting, November 5, 2013, 7:10pm @ Baker Boyer Bank Plaza Community Room

Attending Board Members: Doug Botimer, Don Coleman, Allan Fisher, Sam LeFore, Nancy Nichols, Roger Williams

Guests: Dick Cook, Jane Williams

Member's Forum – Dick Cook presented observations and suggestions (see attached)

The agenda was accepted.

Consent agenda items were accepted.

The minutes of October 8 and September 9, 2013, were approved as accurate.

The September and October 2013 financial reports were approved as accurate.

Developer report – Doug reported that internet exposure appears to be a leading factor in bringing interest to the Villages. He noted examples of how the vision of the villages is being accepted and embraced by previous skeptics.

Annual Meeting – An agenda is being developed. The ballot will be prepared to be given to those attending the meeting for voting on elections of board members, the acceptance or rejection of the budget and any other issues where a vote is needed.

Plans for snow removal protocol were discussed.

A list of 2014 projects were discussed and directions for 2014 were suggested (see attached list)

The president announced the board would enter an executive session to discuss contract issues. Once the executive session was completed the meeting was adjourned at 8:40 pm.

Respectfully Submitted
Allan Fisher, Secretary/Treasurer

Villages of Garrison Creek

November 5, 2013 Master Board Meeting

RE .. Dick Cook's Remarks & Recommendations

What's Working ..

- 1 .. Super Majority of VGC Homes & Landscape Looks GREAT !
- 2 .. Experienced Master Board & Financial Assistant
- 3 .. Phase 8 Construction Progress
- 4 .. Annual Socials [Ice Cream, Caroling & Cider]
- 5 .. Improved Website [calendar, assoc. documents & bulletins ...]
- 5 .. Association Volunteers [with big & small jobs]

What Needs Improved ..

- 1 .. PONDS .. algae control, removal of bottom muck, chemical treatment for weeds in/near waters edge, shade trees to lower water temps, plan to keep unwanted vegetation out of the water & off banks
- 2 .. PUTTING GREEN .. remove or remodel
- 3 .. ORCHARD PARKING .. finish / maintain trees
- 4 .. WEEDING .. improved coordination & oversight of sub-contractor outcomes
- 5 .. BUDGET NARRATIVE .. provide association members simple outcomes explanations of grounds maintenance & reserve, expenditures .. i.e., contracted, un-contracted, tree maintenance, plant/tree replacements, pond improvement, irrigation controllers, signage, and bridge repair
- 6 .. WEBSITE .. update or remove the 2009 Grounds Maintenance Plan & Calendar and The 2009 Smith Brothers Priorities

2014 Projects – Board Decisions in Blue

- Ponds - Decide what (if anything) different we are going to do with a pond maintenance program (Clean them out and/or dredge them deeper, plant trees, dump chemicals in them, etc.) for algae control. There is money in reserve for some work on ponds. (See reserve study).

The board recommends we try using the chemicals that we have on hand next year. The estimate received for cleaning the sludge out was \$10,000 - \$12,000. The under-gravel filtration system was around \$70,000. And neither of these efforts would guarantee that the algae problem would be eliminated. (Most likely it would improve the problem – but only temporarily.) After discussion the board feels that this type of expense would not be supported by the members and therefore the situation merits further discussion and research.

- Trees - In light of W A law and insurance policies (which holds damaged property owners responsible for tree damage as an 'act of God') how much money (if any) does the board wish to allocate to maintain trees on the south side of the creek?

The property owners that are concerned and ask should be advised they could care for the trees that present a hazard as they wish. Owners wishing to work in the riparian zone should coordinate with appropriate agencies, including the City of CP for permission – and that the City probably would approve requests by individual property owners to work on or have work done on trees IF it is being done to prevent trees from damaging an owner's home.

- * Putting Green - Leave it alone, or replace it? If so, with what? And at what cost? Also money in reserve for this.

Deferred a decision until March of 2014

- Clock tower lights - the four corner lights (that illuminate the tower from the flower beds) are all broken. Do we want to replace them? Could use reserve funds for clock tower maintenance.

Clock tower lights will be paid for out of reserves

- Roads - Decide on 2014 work and develop a plan to get bids. Reserve funds available.

Road repairs will be paid out of reserves.

- Bridge Repair - Bridge 2 (near 1000 Creekside) should be done this year. Reserve funds available. Need JARPA permit. Work must be done between July 31 and Sep 30.

Bridge repairs are needed sooner than anticipated. Money is available in reserves for repairs. Work will be accomplished in 2014 on at least one bridge – and possibly both bridges 2 & 3, depending on the recommendation of an outside consultant who Doug will be in contact with before reporting back to the board next spring.

- * Storm Drains - There are several areas that we need to improve drainage to keep water off of the asphalt. Reserve funds available.

Work will be continued on the Storm Drains and paid out of road reserves.

- Irrigation/ Water rights - According to the meter at the pump house no water was used out of the creek this year. That may be our primary water right. We need to protect it by using it properly. We will discuss a plan to assure proper management and monitoring ongoing.
[Ask financial assistant to monitor power bill next season to be sure be are using irrigation rights. Also be sure system is on and working.](#)
- Loose dogs/cleanup of refuse - Pets are still roaming free on occasion - and often the violators are not residents. Compounding the problem is that some owners are not cleaning up after the dogs. Do we want a more active enforcement policy? Or just live with the messes?
[Recommend to ARC the posting of additional signs encouraging responsible pet monitoring.](#)
- Creekside Fire Lane - Does the board want to close off the fire lane on the east end of Creekside Drive?
[Unanimously voted to close the fire lane on the east end of Creekside Drive. If necessary remind the CP fire department that the affordable housing was permitted and built before there was a road or any access at the east end of Creekside Drive.](#)