

Board Meeting Minutes – Villages of Garrison Creek Master Association

Board Meeting, September 9, 2013, 7:30pm @ Baker Boyer Bank Plaza Community Room

Attending Board Members: Doug Botimer, Don Coleman, Allan Fisher (by proxy to Doug Botimer), Sam LeFore, Nancy Nichols, Scott Towslee.

Attending Financial Assistant: Jim Hall

Guests: Dick Cook

The agenda was accepted.

Consent agenda items accepted.

The minutes of June 3, 2013, were approved.

The August 2013 financial reports were approved.

Developer report – Doug reported that the Garrison Village Way road closure has been effective in reducing through traffic due to the Myra Road closure. However, sales activity has effectively stopped. In addition, construction deliveries to Phase VIII have to travel through the Villages from the Larch Street entrance.

Garrison Creek Road barrier – It was voted to leave one barrier in place on Garrison Village Way just west of SE Goldeneye to allow construction access from Myra Road to Phase VIII. (Doug Botimer and Allan Fisher abstained.)

ARC report – Doug noted that the vacancy on the Architectural Review Committee has not been filled; he invited suggestions from the board.

2014 Budget – The preliminary budget draft for 2014 was approved, to be used to solicit member feedback for presentation to the board. (no formal action) The budget draft anticipates monthly dues of \$45 (no change from 2012), which includes \$8.21 per member per month for the reserve fund contribution.

Reserve Study – Two comments were made related to the new reserve study report. Dick Cook requested clarification on which utilities, if any, are not maintained by the city. Scott suggested that selected sections of road pavement be included in the reserve study for future replacement.

2014 Board Member Election – A notice will be sent to members regarding the election of board members for 2014. Five one-year-term board members are elected each year.

Tree Irrigation – Scott noted that some trees are dying for lack of an adequate watering system; particularly in the Phase VIII “orchard”.

Respectfully Submitted

Allan Fisher, Secretary/Treasurer