

**Board Meeting Minutes**  
**The Villages of Garrison Creek**  
**Master Property Management Association**

April 9, 2014, 6:00pm @ Baker Boyer Bank Plaza Community Room

Attending Board Members: Doug Botimer, Don Coleman, Jayne DiDario, Ilse Edwards, Allan Fisher, Sam LeFore, Nancy Nichols (by phone)

Guest: Donna Fisher

The meeting was called to order and a quorum was established.

The February 6, 2014 minutes were approved.

A Review of the current financials was conducted and accepted.

The board voted unanimously to pay the final amount requested by Smith Brothers (service through 2013).

A situation regarding the property extending 25 feet to the north from the center of the creek in phase VII was clarified for the board. While this property is owned by the VGC association it is a designated wilderness area. The VGC master association is not permitted or authorized to groom, landscape, or alter designated wilderness areas. Therefore, from this time forward the VGC will not perform work in this area or any other designated wilderness areas unless directed to do so by appropriate governing agency(s) or permits are obtained to perform certain work that is needed. However, it has been and will remain the policy of the master association not to interfere with homeowners adjacent to this property who choose to "maintain" designated wilderness areas at their own effort and expense.

It was voted to remove the putting green and to ask three volunteers to submit conceptual designs which will be cost estimated and presented to the board for consideration. The three persons mentioned were Jan Gisler, Donna Fisher and Bill Schwartz. The obtaining of volunteers will be organized by Doug Botimer.

Up to \$10,000 in necessary road repairs should be scheduled to be completed by September this year and will be paid for with money set aside in reserves.

It was voted to replace the missing arborvitae on the berm and possibly relocate some of the plants along the berm. A budget of \$400 for labor and materials was suggested and Jayne DiDario will supervise this project.

Voted to restrict access to/from the government housing area on the east end of Creekside Drive in phase VIII with a chain and posts. Only emergency services will have access to pass through this area if needed by unlocking and temporarily dropping the chain. Suggested budget of \$500 to be paid from road reserves. Allan Fisher and Don Coleman will follow up.

A report that the rebuilding of two bridges is being planned during the time that permitting processes will allow (August/September). The cost of this work will come from reserves.

Don Coleman expressed concern about the liability posed by the ponds – both for the accidental drowning risk plus the ongoing expenses that will need to be made to properly maintain them. For several months in the summer the ponds are a mess. Algae plugs the circulation pumps and must be constantly manually removed. An inexpensive, easy, or guaranteed way to resolve the algae problem has not been found. Using WA State/EPA approved chemicals (which must be applied by an individual with a current WA State aquatics applicator permit) appears to be quite expensive. Don will ask Paul Davisson if he will volunteer to head up a group to develop a pond study and report to the board with a cost/benefit analysis considering all possible approved pond maintenance scenarios. In addition, the cost/benefit of

closing one or both ponds and re-landscaping as necessary to provide an aesthetically pleasing environment that takes into consideration the wishes of the adjacent property owners will be analyzed and included in the analysis. This information will then be presented to the board.

The topic of vandalism and damage to VGC property was discussed. Doug Botimer will explore obtaining a volunteer to study ways of deterring damaging action. The use of cameras and warning signs will be part of that study. Another idea introduced was the installation of a gate on Garrison Village Way in the area of the 'orchard' at phase VIII. Only residents and/or owners would be permitted access in or out of the gate. Such a gate should eliminate non-resident unwanted through traffic using GVW to transit between Larch and Myra.

Increased police presence was also discussed as a way to help deter vandalism. Don Coleman will work on a survey either on the web or by email to determine the interest of residents in increasing the speed limit on Garrison Way to 20mph and inviting the C.P. police to patrol and enforce a 20mph speed limit on Garrison Village Way in accordance with the provisions outlined in WA RCW 46.61.419.

The idea of the MPMA collecting money and overseeing the installation of locking mailbox stands throughout the community was discussed as another way to help improve the security of the neighborhood. After some discussion it was felt by most of the directors that there would not be widespread support for that idea (because of the significant cost, which could run into tens of thousands of dollars). It was therefore suggested that the MPMA leave the responsibility for the repair and/or upgrading of mailbox stands to each individual phase. The phases are free to raise money within their phase(s), coordinate as required with the USPS, upgrade mailboxes, and oversee that the work is done properly in accordance with USPS guidelines/requirements if they so choose. The MPMA will not pursue this idea any further at this time.

Don Coleman asked the board to consider the possibility of creating a Capital Reserve account to be included in future budgets. The money collected in this account could be used for (future) approved capital improvements.

Adjourned at 7:00 pm

Respectfully Submitted  
Allan Fisher, Secretary/Treasurer