

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

June 25, 2014, 5:08pm @ Baker Boyer Bank Plaza Community Room

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

Guest: Shaun and Sandra Borth, Dick Cook, Ray Davis, Tom Emmerson, Donna Fisher, Ray Goff, Tom Heron, Norma Sewell, Cassandra Siegal, Doug Tash

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

The April 9, 2014 minutes were discussed and approved subject to a clarification of the term wilderness area. Written comments and suggestions were submitted by Ray Goff. It was stated by Doug Botimer that it is recognized that the areas described are not "Federal Wilderness Areas" they are essentially considered and treated in a similar fashion with constraints being imposed and enforced by the City of College Place.

Visitors Comments were as follows:

1. Roger Williams presented and read a statement regarding insurance held by the Association.
2. Doug Tash said he felt we needed more speed bumps, was concerned the lighting on VGW was obscured by the trees, and stated a person could drive from Larch to Myra in 2 min and 45 sec at 15 mph.
3. Tom Emmerson expressed concerns regarding the insurance, encouraged more funding for the creek walk and common area support.
4. Mark Minne commented that in a former development where he lived speed dips were more effective than bumps.
5. Shaun Borth expressed concern regarding the insurance and upkeep of the walking trail.
6. Dick Cook expressed concern regarding insurance coverage for phase officers.

A Review of the current financials was conducted and accepted.

Full copies of the insurance policies are available to any member of the VGC or prospective purchaser. Insurance policies will not be posted on the website.

Don reported on challenges with the creek pump and was authorized to obtain bids, proposals and opinions on a solution to get the system operating reliably.

It was voted to obtain a contractor to perform work as outlined in the previous contract to maintain the walking trail south of the creek.

Don will draft a letter to the WWHA stating that as a certain date in the future the Villages will no longer be providing water to areas that are not owned by the HOA. Included will be a statement to the effect that the HOA has no plans to maintain the bridge that connects Myra Commercial property and the WWHA property. This draft will be provided to the directors for review and comments. It was suggested that it would be wise to have legal counsel review such a letter prior to sending it out.

Jane will contact Myra Commercial and suggest they either rebuild the bridge along with WWHA or disable the bridge.

A motion to require service providers to obtain a purchase order from the VGC prior to accomplishing any work within the VGC was discussed and passed. Going forward invoices received by the VGC from service providers who have not received prior authorization from the VGC to accomplish work will not be paid.

Adjourned at 6:55 pm

Respectfully Submitted

Allan Fisher, Secretary/Treasurer