

Minutes of The Villages of Garrison Creek Master Property Management Association
April 27, 2015, 6 p.m.
Baker Boyer Bank, 1530 Plaza Way, Walla Walla, WA 99362

Board Members Present: Doug Botimer, Developer; Allan Fisher, Developer; Cassie Siegal, President; Nancy Nichols, Vice President; Lanny Collins, Secretary/Treasurer; Sam LeFore; Jill Showalter

Others Members Present: Donna Fisher, Architectural Review Committee; Ron Hines, Chair of the Reserve Fund Committee; Tom Elstrom; Susan Tarver

Meeting called to order at 6 p.m.

Minutes of the February 27, 2015 meeting of the VGC/MPMA Board and of the March 1, 2015 Special Budget Meeting of the Association were accepted (with addition to the March 1 Meeting.)

Correspondence:

Cassie Siegal read an email from Larry Panasuk, President of Phase X, regarding a water issue in Phase X. The MPMA Board views this is an internal matter for Phase X to resolve. Nancy Nichols (Phase X resident) will convey the view of the MPMA Board to Larry Panasuk.

Cassie Siegal reported that the City of College Place has posted the following decision on its website: "The requested preliminary plat subdividing 8.01 acres within the Villages at Garrison Creek PUD into 39 single-family residential lots and multiple tracts for stormwater management, streets, utility easements, open space, and landscaping in College Place, Washington is **GRANTED**, subject to conditions."

Officer Reports:

Cassie Siegal led a discussion of a phone inquiry made to Crystal Lake Property Management (used by Pahlisch Homes.)

Cassie Siegal reported that she had written a letter to Phase Presidents, in compliance with Article IX, C of the VGC By-Laws, authorizing each Phase to set assessments for Phase expenses. All phases provided written documentation of their assessment procedure.

Voted that Cassie Siegal establish a group to develop and make a proposal to Pahlisch Homes regarding Common Area expense share. (A positive relationship with Pahlisch homes has been established and discussions regarding land use standards are ongoing.)

Lanny Collins presented (by email) the March 31, 2015 Balance Sheet and Income & Expense Statements. He made the following comments and observations:

1. the VGC/MPMA Operating bank balance as of April 27, 2015 is \$25,043.79.
(As we enter the Spring/Summer Lawn/Sprinkler Maintenance season this balance has us in a good fiscal position.)
2. All Phases have now paid the adjusted 2015 assessment rate for January and February.
3. As of March 31 (1/4 of the 2015 budget year) we are on or somewhat under budget for each line item of the 2015 budget.
4. We have not yet received a billing for the pump repair in the large pond.

Voted: that Lanny Collins inquire, from each Phase Treasurer, about the EIN/Tax # ID being used by each Phase for the Phase's bank accounts.

Jill Showalter presented a draft of an expanded and color enhanced newsletter for the Board's approval. The members of the Board expressed concern (1.) about the precedent-setting nature of the new style and format, (2.) with regard to the cost for production, and (3) about the perception, among homeowners, of how the assessment money was being used. Board members encouraged Jill to establish an independent enterprise for such an enhanced and expanded concept, one not associated to the VGC/MPMA by logo or type of material that would appear as Board sanctioned or generated. While appreciating the excellent work that Jill had done with the draft newsletter, it is the preference of Board members that we continue with an inexpensive, double-sided page, brief newsletter. As to certain content, The board declined to have board members' personal phone numbers published or distributed, noting that the VGC MPMA website and phone number provide adequate and appropriate communication channels. The Board **Voted** that the Executive Committee should determine the next step and direction to take in preparing a newsletter for the Association.

Committee Reports:

Reports from the following committees were presented: Lawn Maintenance (Nancy Nichols/Cassie Siegal;) Reserve Fund (Ron Hines, chair;) Insurance (Lanny Collins;) Social (Nancy Nichols) noted that the annual asparagus social is on hold unless someone would like to organize it and announced that the fall apple social event will be linked to another work day.

New Business:

A proposed Communication Plan for the Association was presented by Jill Showalter. **Voted:** to authorize Jill to pursue implementation of the plan as presented.

Adjourned: 7:45 p.m.

Respectfully submitted,

Lanny Collins, Secretary