

Minutes of The Villages of Garrison Creek (VGC) Master Property Management
Association (MPMA)
August 13, 2015; 2:00 p.m., 728 SE Goldeneye, VGC

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

Others Present: Donna Fisher (Phase V), Ray Goff (Phase VI), David and Luba Hernandez (Phase VII)

Minutes of the VGC/MPMA Board meeting of May 27, 2015 were **reviewed and accepted.**

Finance Report: (Treasurer)

- 1) Lanny Collins presented a proposed Reallocation of the 2015 VGC/MPMA Budget. The original budget was adopted prior to the approval of the Landscape Contract with Ike Murro Landscaping. The contract requires a different budget allocation for clarity in reporting. **VOTED:** that the proposed Reallocation be adopted.
- 2) The June 30, 2015 Balance Sheet and Income & Expense Statements were emailed to Board members prior to the meeting. The reports were accepted.

Committee Reports:

- 1) The Lawn Maintenance Committee met at the beginning and middle of the summer and plans to have an end of summer debriefing with all the lawn maintenance contractors.
- 2) This summer has seen an increase in tree/plant removal due to winter and drought issues. Irrigation repair has also increased with issues of plugging (related to the connection of Phase IX to the system), replacement or addition of timers, and broken pipes.
- 3) Ray Goff presented a report on the decreasing Garrison Creek water flow which began in early July. In early August it became necessary to switch from the creek water supply to the VGC well. The necessity for filling the large pond, due to water loss, draws heavily on these water sources. A pipe has been installed under the sidewalk and uses a timer to control the hours for refilling the pond. This will make it unnecessary for the pump to run for long periods of time. A long-term plan to address water shortage is needed but not yet addressed.
- 4) The walking trail and bridge between the Rehab Center and the WW Housing Authority Phase requires maintenance and irrigation (trail). **VOTED:** that Cassie Siegal establish a committee to discover ownership boundaries and recommend/report on options to achieve resolution of these needs.
- 5) Ray Goff reported on issues involved with nuisance trees and maintenance of

the walking trail south of Garrison Creek. According to Jon Rickard, City of College Place Senior Planner, “maintenance on the south side of the creek is the responsibility of the HOA as it is part of the open space of the approved PUD (Planned Urban Development) document.” Rickard also stated that “open space is to remain in the ownership of Valley Development, LLC (Rupar, McKibben, et al).” Ray Goff provided a copy of the City of College Place procedure for removal of nuisance trees. The city has on file an email permission from Rupar and McKibben for the removal of nuisance trees south of the creek. Cassie is to appoint a committee to study and develop a 10-year plan, by December 2015, for nuisance tree removal south of the creek.

- 6) Integration of Phase IX (Pahlisch Homes, Developer) into the VGC/MPMA structure is nearing completion. Phase IX will organize and fit into the MPMA generally the same as Phase VIII.

Unfinished Business:

The Anniversary Date for the VGC needs more research. Lanny Collins was tasked with searching older governing documents to find an appropriate date to use for a celebration event.

New Business:

- 1) Cassie Siegal reported on recent ARC (Architectural Review Committee) personnel changes: Donna Fisher has retired, the new appointed member is Lori Storey, and a new assistant – Jaci Cress – has been hired.

Voted to begin Executive Session to consider personnel matters and to discuss likely or pending litigation. 3:25 p.m. Ended 3:45 p.m.

Adjourn: 3:45 p.m.

Respectfully Submitted

Lanny Collins, Secretary/Treasurer