

Minutes of The Villages of Garrison Creek (VGC) Master Property Management Association (MPMA)

May 27, 2015, 6:00 p.m., Dethman Memorial Hall, College Place Lions Park

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

Absent: Nancy Nichols, Vice President; Sam LeFore

Others Present: Brett Turner, Agent – American Family Insurance; Judy Board; Shaun Borth; Don Coleman; Ray Davis; Donna Fisher; Mike Forte; Larry Panasuk; Norma Sewell; Roger Williams

Cassie Siegal introduced Brett Turner, Agent for American Family Insurance. American Family has written the current policy for the VGC/MPMA. Brett Turner reviewed the company profile and the present policy. He responded to a number of questions about the policy from those present at the meeting.

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

Finance Report: (Treasurer)

- 1) An application for a insurance quote was placed with Community Association Underwriters of America (using QBE and Traveler's Insurance Companies) early in May. Today they requested additional information to support the application. The information will be supplied later today. The current policy with American Family is due for renewal on June 25, 2015.
- 2) Each Phase has reported their EIN/Tax ID number to the Treasurer. All Phase's have an EIN/Tax ID number.
- 3) The April 30, 2015 Balance Sheet and Income & Expense Statements were emailed to Board members prior to the meeting. Lanny Collins reported details on particular items in those reports.

Committee Reports:

- 1) Cassie Siegal reported for the Lawn Maintenance Committee that two irrigation system leaks (one at the lower gate to Phase X, the other near Phases I & II) had been repaired. She also reported that the Description and Guide to the Common Area Irrigation System had been completed by Don Coleman. Don was thanked for providing this document per agreement.
- 2) Phase X raised a question regarding the prospective height of homes that Pahlisch Homes plan to build in Phase IX. Cassie Siegal will ask for that information from Pahlisch Homes.
- 3) Cassie Siegal will be forming two committees (legal and financial) to negotiate with Pahlisch Homes regarding changes they desire to make in Land Use

Standards and in how Phase IX participates in the VGC/MPMA assessments.

Unfinished Business:

Cassie Siegal reported that the Executive Committee met with Jill Showalter and established that the newsletter, Jill had developed, should be sent by email to all homeowners for whom email addresses were available. For those homeowners that have no email address, Jill expressed willingness to provide a printed copy at her own expense. Jill reported that she had expanded the printed copy distribution using other criteria. Jill plans to establish a focus group to help with understanding homeowners' desires for the type of newsletter to be published in the future.

New Business:

- 1) A question was raised regarding an Anniversary Date for the Villages. Allan Fisher will inquire from Doug Botimer on an appropriate date that could be used for a celebration.
- 2) Discussion of the use of an Advertising sheet for ads to be placed in newsletters was tabled.
- 3) A question was raised about having a VGC/MPMA-sponsored garage sale. Current Land Use Standards for the VGC impose a fine of \$500 for holding a garage sale. It was also reported that both the Architectural Review Committee (ARC) and past Board have voted not to change that standard.
- 4) The ARC met with arborist Andy Asmus and toured the south side of Garrison Creek. It was recommended that a number of Cottonwood trees should be removed and then replaced with either Willow, River Birch, or Crab Apple trees in order to reduce the hazard caused by the Cottonwoods. This topic should be discussed with VGC homeowners in a Town Hall setting.

Adjourn: 8:15 p.m.

Respectfully Submitted
Lanny Collins, Secretary/Treasurer