

## **Board Meeting Minutes – Villages of Garrison Creek Master Association**

Board Meeting, September 29, 2016 6:00 pm – Baker Boyer Community Room

Attending Board Members: Doug Botimer (by proxy), Allan Fisher, Ron Hines, Daryl Schreiner, Cassie Siegal

Other Attendees: Dick Cook, Donna Fisher, Thomas Hamman, Kathy Mooney, Norma Sewell,

The following business was conducted:

- The Minutes for July 14, 2016 were approved.
- Voted that the financial report was received and approved.
- Cassie reported that a successful financial audit had been completed. The state requirements for financial audit are to be determined and if it is optional next year by a vote of the members that opportunity will be presented by ballot at the annual meeting.
- Ron Hines reported that the Reserve Fund Audit was being conducted today (September 29, 2016) This is a Level 1 Audit and the next two years will be level 3 audits.
- Cassie and Ron Hines gave a tree removal project debrief.
- A report was given regarding Seal Coating and repairs. It was noted that it is important to maintain a history of crack sealing and seal coating as well as developing ongoing plan for the future.
- Common areas, irrigation and lawn maintenance was discussed. It was noted that irrigation repairs were especially high. It was noted that the care of all the common areas and phase landscaping is too big an operation for any one company in Walla Walla at this time. Cassie is working with the various landscape companies to create coordination on watering issues.
- Kathy Mooney (overflow parking lot volunteer observer) gave a report on challenges faced with that situation. The board thanked her for her work and agreed to fully support her efforts to enforce the land use standards in that area.
- Cassie reported that due to budget constraints the use of a property management company was on hold. Dick Cook earlier in the meeting commented on the overall good looks of the Villages. He also thanked Cassie for her excellent and diligent work. He also expressed appreciation for the work done by Daryl Schreiner and Ron Hines in getting title for the clock tower property.
- It was moved and passed that Jim Hall and Ron Hines would be authorized bank signers for phase 9
- Executive session was held to discuss pending legal action.
- There discussion regarding the proposed lawsuit by Don Coleman. It was noted that several thousand dollars of association resources and several hundred hours of valuable volunteer time have been spent on this issue.

Adjourned.

Respectfully Submitted

Allan Fisher, Secretary 2016