

The Villages of Garrison Creek

MPMA Board of Directors Meeting

Wednesday 12 April 2017 [5:30 – 7:00 pm]

Baker Boyer Bank, Plaza Branch, Conference Room

MPMA Directors ..

Doug Botimer/ Declarant, **Allan Fisher**/Declarant, **David Gullo**/Vice President,
Ron Hines/Treasurer, **Daryl Schriener**/Realtor & Owner/Renter Liason, **Dick Cook**/Acting President
All Board Members were in attendance. Donna Fisher had Allan's Proxy

Architectural Review Committee .. Michele Wollert, Doug Botimer/Chair

Minutes [4.12.2017] (approved on 5.25.17)

- 1) **Welcome & Introductions** [Dick Cook]
OTHER ATTENDEES ..Scott Towslee, Don Coleman, Randy Hamada, Mark Benzel, Jim Hall,
Ray Davis, Brian Schnick, Jack Gisler, Ray Goff, Lee Merriman.
- 2) **Quorum Count & 3.29.17 Minutes Approval** [Dick Cook]
3,29 Minutes were not approved and will be voted on at next meeting
- 3) **Comments & Questions** [Dick Cook]
Letter from Linda Morris Phase 2 President/Treasurer was read and discussed.
- 4) **Financial Report & Forecasts** [Ron Hines]

MARCH 2017 FINANCIAL REPORT 4/11/2017

	Annual Budget	03/31/17 YTD Actual	% of Annual Budget
Operating Assessments	142,956.00	44,023.65	30.8%
Operating Expenses	142,956.00	29,884.93	20.9%
Operating Fund Ending Balance		31,798.53	
R F Assessments plus Interest on Fund	63372	15,691.20	24.8%
Reserve Fund Expenses	32052	1,385.00	4.3%
Reserve Fund Ending Balance		131,267.54	

Operating Income Budget was for lower assessments to Phase 9

All Phase 9 lots are now at full assessment, so income is high
Note that most expenses are seasonal, so expenses are low

Ron Hines, Treasurer

5) **Quick Updates**

A .. Crime Prevention & Homeless Camp [Daryl Schriener]

B .. Common Areas, Creek Trail, Pahlisch Updates [Scott Towslee]

6) **Discussion [handouts]** .. VGC/LUS: Parking, RV, Renter Policies [Daryl Schriener]

7) **RECRUITMENT COMMITTEE** [Dick Cook]

A .. **ASAP NEEDS: Board Treasurer** + Board Secretary + Board Member + Newsletter Writer,
People with interest in Administration, Planning, Communications, Caregivers,.
Block Watch & Crime Prevention/Safety, Landscape Maintenance, Other ?

8) **VOTE:** Land Use Standards Violation Collections [Daryl Schriener]

Motion to allow the MPMA to assist phases in collection of past due HOA dues.

Unanimously passed. Since this is an administrative policy decision; no bylaw changes are required.

The new policy will allow the use collection and/or liens to be used in the collection of past dues.

9) **VOTE** .. MPMA Board Position on Phase 10 Gates

Tabled

10) **Phase 14 & 10 Exit Status** .. Governance Documents, Homeowner VOTE

Tabled

11) **Executive Session** [if requested]

12) **Next Board Meeting .. 25 May 2017** [location, date, TBA]