

The Villages of Garrison Creek

MPMA Board Meeting (Draft Minutes)

Wednesday 19 July 2017 @ SonBridge

MPMA Directors .. Doug Botimer, Allan Fisher, David Gullo/Vice President, Ron Hines
Dick Cook /Acting President, Daryl Schriener, Scott Towslee

AGENDA & WORK SESSION; July 19, 2017

0) Overview & Meeting Expectations

1) Member Comments

2) Minutes

unable to approve draft minutes from
- June 13 Board Meeting (draft) and
- May 25 Board Meeting (draft)
because we did not have a quorum.

3) Committee Updates

a) Common Areas

- Road sign posts need replacement (at circle): will order work. Scott Towslee
- Irrigation & pump challenges: pump parts replaced (clock tower & creek) now fixed and working. Will be choosing a new contractor. Scott Towslee
- Tree removal/replanting & bark: Tree thinning where needed. Calling volunteers to help finish tree removal. Ray Goff

b) ARC/LUS Report Michele Wollert

- The ARC team has two new members in addition to Doug Botimer. The new team is:

Doug Botimer 509-301-6667 (prefers text messages or voicemail)

Dennis Olson 541-969-6069 denniso@wtechlink.us

Jim Murphy 541-530-6596 jimmurphy42@gmail.com

4) Financial Report

- Jim Hall spoke about the budget process and how the expenses vs. reserves are defined.
- We are just over 50% funding at the end of June.

THE VILLAGES OF GARRISON CREEK MASTER PROPERTY MANAGEMENT ASSOCIATION

BALANCE SHEET

As of June 30, 2017

ASSETS

Operating Fund Bank Balance

39,204.21

Reserve Fund Bank Balance	150,804.48
Accounts Receivable	2,500.28
Total Assets	192,508.97
LIABILITIES	
Accounts Payable	11,144.46
Accrued Expenses	9,583.00
Total Liabilities	20,727.46
FUND BALANCES	
Operating Fund	20,977.03
Reserve Fund	150,804.48
Total Fund Balances	171,781.51
Total Liabilities and Fund Balances	192,508.97

PROFIT AND LOSS STATEMENT
For the six months ending June 30, 2017 (50%)

OPERATING	Budget	Actual	% Budget
Operating Assessments*	142,956	82,930.65	58%
Operating Expenses	142,956	72,594.24	51%
Net Operating Income	-	10,336.41	
RESERVE FUND			
Reserve Fund Assessments* & Interest	63,372	36,336.87	57%
Reserve fund Expenses	32,052	2,493.73	8%
Net Reserve Fund Income	31,320	33,843.14	

* Budgeted-209 lots, Actual 242 lots

5) Exits Proposals [Phase 14, Phase 10, Declarant, ARC Chair]

- o No updates

6) Information Issues

a) Grasshopper Phone System [handout]

Dave to send Dick Cook breakdown on who the current numbers are assigned to. We may decide as a board to do away with using the Grasshopper system. Dick Cook, Scott Towslee

b) Asphalt Sealcoat Order

Search our documents to ensure we have all seal coat orders for 2017. Dick Cook

c) Phase 8 Short Term Rental [handout]

Phase 8 is requesting the MPMA prohibit short term rentals (less than 30 days) to stop the VRBO type rentals. Phase 8 will institute a policy directive in the meantime. Jack Gisler

d) Future Newsletter Topics

Perhaps late August or early September. We would like to include a visual explanation of the

budget at a high level. Dick Cook

e) Liens

Collection agency will bring liens to judgements. Daryl Schreiner

7) Future Meetings .. AUG 16, SEPT 12, OCT 12, NOV 18, Annual Meeting [TBA]

8) Planning Discussion for 2018 & Beyond Dick Cook

X .. Jim Hall's 2018 Proposed Job Description

A .. New FINANCE Committee [handout]

B .. New LEGAL Committee [covenants, bylaws, insurance]

C .. New Elections/Nominating Committee

D .. Status of Phase Governments

E .. Communications & Planning Phase 3-4