

Villages of Garrison Creek
Master Board Minutes

November 3, 2009

All Master Board members were present.

MINUTES .. October 13, 2009 Minutes were approved with no revisions.

FINANCES .. Kathi Yeenev submitted YTD ACUTAL through 10.31.09 which showed a checking balance of \$34, 634 and a capital reserve balance of \$115,623.

PHASE 10 PARK & NEW CONSTRUCTION .. Doug Botimer reported that the 2100 sq. ft. Hawk Hill house [under construction] was on target for a Christmas completion date and a sale price of about \$420,000. About 50 people attended last week end's Phase 10 open house. Doug also said the Phase 10 park has not been turned over to Master Association, as previously reported, and is part of the Developer's Commercial Property.

ARCHITECTURAL REVIEW COMMITTEE .. Doug is communicating with home owners wanting to place a pergola and satellite dish in locations not approved by ARC [i.e., Land Use Standards, CP building regulations]. Donna is working with Kevin Smith and Phase Leaders about ARC's updated trimming standards. Hopefully all fall trimming [front yards, common areas] will be completed by December 1.

GARRISON VILLAGE WAY PAVING PROJECT ... The second asphalt coat will be applied to GVW this week, temperature permitting, from the Gazebo to the Clock Tower circles. Also, a small area [at the GVW/Alley intersection, west of the Gazebo, will be repaired. Developers are funding this project.

SMITH BROTHERS ISSUES ... A question was raised about providing information to landscape companies interested in bidding on future Association contracts. It was noted that the individual phases [with the exception of Phase 10] account for the major share of dollars spent with the SB and have chosen to bid in partnership with each other and the Master Board. It was suggested that this issue could be discussed at the up coming meeting with the Phase Leaders. No action was taken.

2010 MASTER BOARD NOMINATIONS & ELECTIONS .. Scott Towslee reported that the Phase Presidents have not started a formal process to recruit and recommend candidates for the 2010 Master Board. This will be on Scott's agenda at the upcoming meeting with the Phase Presidents.

2010 ANNUAL MEETING VOTE NUMBERS ... 271 is the total number of homeowner and developer votes approved for the Annual Meeting. The Nursing Home and the WW Housing Authority Section 8 housing do not have votes.

ANNUAL MEETING NEWSLETTER & ADVANCE NOTIFICATION ..

Kathi Yenney expects to mail the Annual Meeting Newsletter [i.e., budget & bylaw change proposals, 2010 board candidates, etc.] in early December;

2010 BUDGETTING PROCESS .. Scott will be seeking input on the 2010 Master Association Budget proposal from Phase Leaders prior to our Board's discussion & vote on the budget proposal on December 1.

COMMUNICATIONS .. Email requests were received from Della Keele and Marlene Oddie.

DELLA KEELE'S FIREWORKS BAN REQUEST was unanimously approved. The following text: "To insure the safety of the residents and their properties, it is recommended that all fireworks be prohibited within the premises of the Villages of Garrison Creek" will be included in the January 31, 2010 Annual Meeting Ballot. If passed by a simple majority vote of those in attendance the the proposal will be included in the HOA Land Use Standards.

MARLENE ODDIE'S REQUEST to run a private consulting business [not a store front] out of her Village home was unanimously approved.

CALENDAR ..

Next Board Meeting .. Tuesday 1 December 7pm @ Doug's [Hawk Hill]

January Board Meeting .. Tuesday 12 January 2010 [7pm]

Annual Meeting .. Sunday 31 January 2010 [2pm] WW Valley Academy