

Villages of Garrison Creek Master Board Minutes .. August 04, 2009

Master Board Directors ..

Scott Towslee, President.. present
Kathi Yenney, Treasurer.. present
Donna Fisher, ARC.. present
Sam Lefore.. present
Doug Botimer, Developer & ARC.. present
Bob Rupar, Developer.. present
Dick Cook, Asst. Secretary .. present

Executive Session .. The Board adjourned to executive session to discuss College Place water issues. No action was taken.

Board Minutes/6.09.09 .. The June Minutes were unanimously approved after correcting the lien policy paragraph to read “approved as amended.” This policy will be distributed to Phase Treasurers and included in our HOA Website.

Finances: YTD Actual/7.31.09 .. Kathi Yenney presented a comprehensive report which showed a cash balance of \$26,645 and a capital project reserve balance of \$99,467.

Finances: Developer Income .. Developers paid 100% of their Association fees through June. Starting in July, Developers will pay on 100 undeveloped lots. Currently, the developed and undeveloped lot total is 271.

Finances: Reserve Study & Association Audits .. 2009 Reserve Study copies were distributed to Board Members. Scott Towslee will also provide a copy to each Phase President. This study [prepared by the NW Community Management Company] is a planning tool for anticipating future repair and replacement costs of our common area infrastructure. Kathi Yenney distributed copies of the Washington State Homeowners' Association law [RCW 64.38] which includes a required annual audit of association finances by an independent CPA. Audit costs are about \$4000 each and can be waived by a 67% homeowner vote.

President's Update .. Scott Towslee received an email from a potential Phase 10 buyer requesting HOA information. This buyer [with insurance sales background] thought our coverage may be inadequate considering our size and public access.

Developer Update .. Bob Rupar reported the Phase 8 approval process has been extended through August 2010. Current plans show 31 housing units with architectural features similar to Phase 7. College Place approval could occur within a month or two with building to commence when bank financing becomes available. The current “prediction” for the Myra Rd/12th Street jug handle has it located in the SE corner of the Development with stop lights planned for both the jug handle and Garrison Village Way intersections. Bob said the stubble field stubble areas are scheduled for mowing.

Common Areas Update .. Dick Cook reported that front yard trimming has been completed and that a few trees [and shrubs] are struggling from winter kill, hot weather and the fire blight virus. Careful, sanitary pruning of the affected fire blight trees [fruit trees] will begin soon. Trees with heavy fire blight infestation may need to be removed. All of the GVW & Larch Street trees/arborvitaes receive regular fungicide & pesticide treatments. Dick also mentioned that our west pond loses about 1-3 inches of water daily and algae and pond grass issues appear under control. Hot weather lawn and irrigation problems appear to less than normal.

Forth of July FIREWORKS .. Della Keele, Phase 5 requested that our HOA develop a fireworks ban citing fire safety and pet issues. Doug Botimer suggested that this be voted on at the Annual Meeting.

Architectural Review Committee .. Road and NO Dumping signs are ready for installation. Larger private road signage is planned for both entrances. Doug Botimer is checking on cost and payment issues with the sign company. Some homeowners were sent letters to have their house repainted. Fence staining letters have also been sent.

Website .. Robert Car will continue as our volunteer HOA webmaster until replaced.

Newsletter .. A newsletter [edited by Kathi Yenny, Sue Tarver, Scott Towlsee] should be distributed soon. Information on developer issues, 2010 Master Board Nominations, website, landscape challenges, and ARC will be included.

Special and Annual Meeting Dates .. It was suggested the Board consider moving the Annual Meeting to November [which requires a Bylaw change]. This will be discussed at a mid August meeting with Phase Leaders. It was also suggested that a pre-annual meeting may be necessary to update members on Association's challenges for 2010 [and beyond] with a focus on reduced income and it's implications.

Master Board Nominations & Elections .. Scott Towslee will be asking each Phase President to select a person for the 2010 Master Board Nominations and Election Committee.

Next Master Board Meeting .. Tuesday 8 September, 7pm [location TBA]