

Villages of Garrison Creek

Master Board Minutes ... October 13, 2009

Master Board Directors

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

QUORUM STATUS .. A quorum was declared when Scott Towslee said he had proxies for both Kathi Yenney and Bob Rugar's with Bob's to be used only in a tie vote.

MINUTES .. The 8.04.09 minutes were approved. Since there was no quorum at the 9.08.09 meeting, official minutes were not recorded.

FINANCES : YTD Actual thru 09.30.09 ... Kathi Yenney's handout showed receipts of \$158,723, checking balance of \$32,076, with a reserve balance of \$100,786.

DEVELOPER UPDATE .. Doug Botimer reported that Hawk Hill accounted for about 75% of recent area home sales in the over \$500,000 category. Construction on a new \$400,000 plus Phase 10 spec home is underway.

COMMON AREA Update .. During a volunteer project, last weekend, Bob Rugar, Scott Towslee and Dick Cook removed an unsafe tree, limbs, and a few noxious weeds along the creek walk. Donna Fisher and Scott started a project to reset plants along the Phase 7-8 walking trail. Over a \$1000 may have been saved by this volunteer labor. The Smith Brothers [with guidance from Sam LeFore] recently removed "fire blight" limbs from our front yard and common area ornamental fruit trees. Scott said Marlene Oddie's interactive phase maps are now available for reporting landscape issues.

GARRISON VILLAGE WAY .. According to Bob Rugar a **2nd Asphalt Layer** [funded by the Developers] is being planned for GVW between the Gazebo circle and the Clock Tower. Doug Botimer suggested the resurfacing contain a series of three "ugly" speed bump areas i.e., before/after the Gazebo circle and adjacent the putting green. Doug thought these bumps would be a deterrent to non-residents drivers and that residents would quickly learn routes to avoid the speed bumps.

WELCOME COMMITTEE .. Donna asked the board to approve a welcome letter draft to be given to new residents. The draft contained Association and Phase contact and general information and will be sent to Phase Presidents prior to distribution.

ARC'S New Shrub Trimming Standards .. Donna Fisher said ARC is meeting with the Smith Brothers, soon, to set the new standards for fall and spring shrub trimming. Donna said ARC letters, sent to select residents, to repaint their homes is working well.

Private Road Signage and Non Resident Traffic .. It was noted that all Village speed limits signs are now 15 mph. Even though Master Board members have received conflicting reports it appears that the new larger entry signage has reduced the non-resident traffic. Dick reported that Jerry Cutler, Regency Administrator, agreed to orient his new and old employees about our private road status. Also, Dick will contact Pat Reay, CP to review their Appointment Keeper routes; Doug will contact Eagle Springs. Business and guest vehicles are welcome on our private roads if they have been invited by HOA residents.

The following **BY-LAW AMMENDMENTS** [proposed by Kathy Yenney] were reviewed.

- 1 **Annual Meeting Date change** ... move the Annual Meeting date to November [starting in 2010]; this was approved to be voted at the Annual Meeting.
- 2 **Treasurer/Secretary** .. split the position allowing the job to handled by two individuals instead of one; this was tabled for further review.

2010 ANNUAL MEETING DATE .. Sunday 31 January [2pm] was selected. Scott will check with Walla Walla Academy on facilities' availability.

Della Keele's FIREWORKS REQUEST to ban fireworks in the Villages will be referred for vote at the Annual Meeting.

2010 Master Board NOMINATIONS & ELECTIONS .. Scott asked Phase Presidents to form a Nominations and Elections Committee and recruit candidates for the 2010 Master Board elections. As of today the following names have been submitted as possible candidates: Sue Tarver [Phase 6], Joyce Beecroft [Phase 5], Marlene Oddie [Phase 5].

2010 BUDGET PLANNING PROCESS .. Dick suggested we begin preliminary discussion on the 2010 budget at our November meeting. He further suggested the budget process include formation of a budget committee and a Q/A advisory session with Village Leaders. Scott recently asked the Smith Brothers to submit 2010 contract proposals for the Master Association and Phases.

ITEMS FOR FUTURE DISCUSSION REVIEW by the MASTER BOARD ..

ARC'S written policy regarding violations and fines

Relationship of Phases and the Master Board .. regarding conflicts with each other and owners

Transitioning from Developer to HOA Control .. process and timeline

CALENDAR and MEETING Schedule

November 10 .. next Master Board Meeting

TBA .. Phase Leaders Meeting [i.e. Review 2010 Budget, By-Law Amendments, Elections, etc.]

December 9 .. Master Board

January 12 .. Master Board

January 31 [2pm] .. Annual Meeting