

Villages of Garrison Creek  
November 10, 2010, 6pm, Phase 8 Model Home  
Master Property Management Association Board Meeting

Board Members in Attendance: Scott Towslee, Marlene Oddie, Joyce Becroft, Doug Botimer, Allan Fisher

Absent: Bill Fleenor (in the hospital), Sam Lafore

Guests: Jesse McFarland, Larry Panasuk, Duncan Oddie, Don Coleman

Documents sent out before the meeting: October 2010 Minutes

## MINUTES

1. Consent Agenda
  - a. Oct. Minutes; Two positives for the speed bumps to be changed in the Oct. minutes. Approved.
  - b. Oct. Financials; approved.
2. ARC (guests may come on this issue, so am suggesting it up near the top of the meeting)
  - a. Alley Land Use Standards
    - i. Jesse: doesn't have an appearance or safety issue when it is in the back of the house and off the asphalt; make it a neighborly conversation if there are issues with where vehicles are.
    - ii. Alan: point of order if this is to be brought to the board at this time with a limited time of the meeting
    - iii. Scott: really issues w/parallel parking in the driveway? Yes
    - iv. Doug: 20' needed to turn. Object to it being brought to the board on the agenda without proper notification. It is an issue to be taken up with the ARC. 301-6667 call Doug if there are any specific questions. Next ARC meeting will take this up.
    - v. Marlene –provided survey of the GVW Alley sentiments on the subject; we just want a dialogue
  - b. Request for Exception process to be publicized? ARC to draft language for publication on the website.
3. Phase 8 Landscaping
  - a. Met w/Smith Brothers, Dick, Donna, Scott, Doug, Gloria, Natalie ....variety of items to still get the common areas into a 'handover' position to the MPMA. Price for maintaining it has been obtained. \$343.85/month (primarily swale management); Competitive bids have not been discussed. Natalie signed up with Smith Brothers to maintain the Phase 8 Model. Grove and a few other spots should eventually become self managed based on the plantings that were done. Pond B and C will require mowing. The rest within 2 years (designed to) be self managed. Scott asked if the ARC had any objections to changing the lawn grass in the bottom of the ponds, to a no-mow grass. Bid includes the mowing grass. Reecer and Kendall corner has no-mow grass (slate stone 12' 12' pitch a bit up on the hill, gravel drive off of Kendall, 2 acres in no-mow)
4. Old Business
  - a. Completed since last meeting
    - i. Creek cleanup behind Anderson house - estimate received; need permits
    - ii. Crime Insurance for financial fraud added to our policy
    - iii. Newsletter drafted
  - b. Follow-up
    - i. Phase I/II Accounting Review – no response from Gregg Irland.
    - ii. Annual Meeting location confirmation – use of Orchestra Room acceptable.
    - iii. Parkside Day Use Parking Signs – Tom E. and Tim @ Botimer's (send a note)
5. Report: Reserve Study Review and projects selected for incorporation into the 2011 budget – this needs to be done in detail at the next board meeting.

6. NW Management Document Review Assessment – this needs to be done in detail at the next board meeting.
7. Proposed 2011 Budget Progress – still need #5 above to be completed.

Next meeting: December meeting Dec. 6 , 6:30p @ Allan Fisher's – need to review budget and nominations for board members in preparation of the January Annual Meeting.

Nominating Committee, how do we find people - newsletter notification, submit names to Marlene.

Adjourned 7pm.