

Villages of Garrison Creek  
March 15, 2011, Allan Fisher's Home  
Master Property Management Association Board Meeting

Board Members Present: Marlene Oddie, Joyce Beecroft, Doug Botimer, Allan Fisher, Frank Brannon, Don Coleman

Via Phone: David Shannon

Guests: Dick Cook, Donna Fisher, Jayne DiDario

Documents sent out before the meeting: November and December 2010 Minutes, Financials November 2010-February 2011

## MINUTES

1. Agenda Adopted
2. Election of Officers - APPROVED
  - a. Don Coleman – President
  - b. Marlene Oddie – Secretary/Treasurer- compensated position; bylaws to be reviewed for legality of compensation and reported on at next meeting.
  - c. Frank Brannon – Vice President
3. Approved Nov. and Dec. Minutes
4. Acceptance of Nov. - Feb. Financials
5. Old Business Status Reports
  - a. Completed
    - i. Reserve Study Review and projects selected for incorporation into the 2011 budget – completed in-part by the Common Landscape Committee
    - ii. Fall Newsletter sent out
  - b. Phase I/II Accounting Review – Gregg Irland has never agreed to a meeting, outstanding for 1 year now. Hopefully within the next month this will happen. The chair will discuss with Gregg after the next meeting if it is still outstanding. Allan Fisher agreed to discuss w/Gregg and encourage this to be completed.
  - c. Parkside Day Use Parking Signs – Tom E. and Tim @ Botimer's to make sign and post
  - d. NW Management Document Review Assessment –include in document review committee item below
  - e. Speed Bumps – de-construction to happen in the next week or so; ARC will provide a traffic study for later use by the HOA as applicable
  - f. Alley Land Use Standards – ARC hopes to present at the next meeting or two a response
  - g. ARC Exception Request Policy – ARC hopes to present at the next meeting or two a response. Don asked if guests were allowed at ARC meetings, Doug responded affirmatively. An announcement is to be made by the ARC so that homeowners are aware when this meeting occurs.
  - h. Phase 8 Landscaping continues as a cooperative effort between the developers and the Common Landscape Committee.
6. New Business
  - a. MOTION --Move that an Ad hoc committee, comprising of one developer member, two resident board members and two Garrison Village owners be appointed to Review the Master Documents and to Recommend master

document changes and process of change, if deemed appropriate, and to report no later than the June meeting of Board of Directors on the committee's findings and recommendations. – APPROVED.

Committee – Developer to be identified; David Shannon and Don Coleman board representatives; Don Coleman to request Phase President's to poll their phase homeowners to identify willing participants to work on identify volunteers to serve, Don will appoint two people to represent the homeowners. Others can participate, but will limit the quorum identification to two.

- b. MOTION - Appointment of Ad hoc Committee for Common Landscape Committee
  - i. Scott Towslee and Dick Cook are the Executive Committee and meet with the phase landscape representatives (advisory) twice a year to evaluate vendor level performance, infrastructure maintenance, etc.
  - ii. Dick suggested a future Board discussion (45 min.) to share the Common Landscape Committee operations, responsibilities, etc.
  - iii. The committee formulates recommendations for common area projects and infrastructure management.
  - iv. Common areas are legally described on file at the Title Company within each plat.
  - v. Doug looks forward to a new spirit of cooperation between the ARC and this committee in setting priorities and in implementing various projects related to the aesthetics of our neighborhood.
  - vi. Dick reminded us of the new project change form adopted last year that will assist in managing changes that occur as needed.
  - vii. Board chair able to take action with committee on unscheduled issues.
  - viii. Reserve Study on file is part of committee's evaluation of priorities.
  - ix. Dick reviewed his report sent out on March 2 (included in Secretary's minutes)

APPROVED

- c. MOTION - Request an official count to be provided by requested vote counters – Susan Tarver, Greg and Sandy Cough. -- APPROVED

7. Next meeting - May 17, 6:30p, Fisher's home