

Villages of Garrison Creek MPMA Board of Directors Meeting

February 27, 2017 .. Amavi Cellars Conference Room

**MPMA Directors .. Ray Goff/President, David Gullo/VP, Dick Cook/Secretary
Ron Hines/Treasurer, Allan Fisher/Declarant, Doug Botimer/Declarant & ARC
Daryl Schriener/Realtor Liaison & Owner Orientation**

ARC Director .. Michele Wollert

MINUTES (approved on 3/29/17)

CALL TO ORDER .. A quorum was established with all directors present or connected by conference phone;

OTHERS IN ATTENDANCE .. Michele Wollert/ARC, Thomas Hamman /10, Don Coleman/10, Jack Gisler/8, Jeff & Sue Wright/10, Connie Schreiner/6, Shaun Borth/7, Roger Williams/7, Norma Sewell/7, Mark Benzel/10, Kris Weatherill/10, Randy Hamada/10, Dianna Goff/6, Ray & Pamela Good/6, Leigh Merriman/10

1) MEETING OVERVIEW

Ray said one objective tonight is to provide the full board with a “catch up” opportunity to review and ratify actions from December 2016 through February 27, 2017.

2) FINANCIAL REPORT [January 2017] submitted by Ron Hines

JANUARY 2017 FINANCIAL REPORT 1/31/2017

	Annual Budget	Actual % of Annual Budget	42,736.00 Actual
Operating Fund Beginning Balance			33,935.11
Operating Assessments	142,956.00	10.3%	14,740.68
Expenses	142,956.00	4.1%	5,833.85
Operating Fund Ending Balance			42,841.94
Reserve Fund Beginning Balance			105,840.34
R F Assessments plus Interest on Fund	63372	8.3%	5,228.90
Expenses	32052	0.0%	0.00
Reserve Fund Ending Balance			111,069.24
Operating Income higher with Phase 9 lots at full assessment			
Snow Removal Expense			2,114.20

3) MINUTES APPROVAL

February 7, 2017 MPMA Board Minutes were approved and are posted on the VGC Website

4) **SCHEDULE for 2017 MPMA BOARD MEETINGS**

The next Board Meeting is scheduled for Wednesday 29 March 2017 [time, location to be announced] on our VGC website. A tentative schedule of other 2017 Board Meetings including the Annual Meeting can be found on the VGC Website in the "Members Content" section.. It is expected that several special association meetings will be called for the purpose studying first and then voting on the Phase 14 and Phase 10 exit proposals.

5) **MPMA OFFICERS**

At the December 8, 2017 Board Meeting the following officers were elected:
President, Ray Goff .. Vice President, Dave Gullo .. Treasurer, Ron Hines ..
Secretary, Dick Cook .. Realtor/New Owner Liaison, Daryl Schreiner

NOTE .. Because of Ray Goff's March 2 resignation Dave Gullo is Acting President.

6) **MPMA CHECK WRITING AUTHORITY**

David Gallo/Acting President, and Ron Hines/Treasurer are authorized to sign checks in payment of approved MPMA expenses.

7) **APPROVAL of KATHRYN MCKINLEY as MPMA ATTORNEY**

The Board approved Kathryn McKinney, Attorney from the Paine-Hamblen, Spokane WA to represent the MPMA Board and VGC Homeowners on matters concerning the Phase 10 threatened lawsuit, redrafting of VGC governance documents and other legal issues.

In addition, Attorney McKinley can advise on the necessary short term changes in our governing documents to allow the exit of Phase 14 [Lots 4 & 5] and Phase 10.

Since major changes are needed in our current governing documents to reflect actual practice and to conform to changes in local, state, federal law & regulations it may be easier adopt to a new set of documents. Those who have compared the Pahlsh Homes governing documents to ours have found the Pahlsh documents to be superior.

8) **POLICY for MAINTENANCE of POCKET PARK COMMON AREAS LOCATED WITHIN THE PHASES**

The Board affirmed continuation of this policy first established in 2015 which requires all Phases [except Phase 9] to submit contracts containing cost quotes for the maintenance of pocket park common areas located within each Phase. Contract quotes are due to Ron Hines, MPMA Treasurer by the end of February. A copy of the complete policy can be found in the members content section of the VGC Website. Submission date was deferred to March 15.

9) **PAHLISH HOMES [Phase 9] UNFINISHED LOT ASSESSMENTS**

As the result of recent negotiations with the MPMA Board, Pahlsh Homes [Phase 9] is now paying the same monthly unfinished lot assessments as other unfinished lot owners.

10) **UPDATE on DOUG BOTIMER'S PHASE 14 EXIT PROPOSAL**

In December 2016 Doug Botimer representing Phase Five Development LLC presented

a Declaration Amendment proposal requesting that Lots 4 & 5 in Phase 14, Myra Road Commercial, and other phases, be allowed to exit from the VGC MPMA.

Per this proposal the VGC MPMA would be named as Declarant and Doug would resign as ARC Chair. Negotiations between Doug Botimer and the MPMA have been progressing since mid- December. According to our Association's legal documents, any final Amendments to the Declaration agreed to between Doug and the MPMA Board must be approved by a two thirds majority of all VGC home and lot owners. Jack Gisler, Phase 8 President asked if this exit proposal could affect property values.

11) MPMA OFFER TO PARTICIPATE IN THE 2017 MAINTENANCE OF PHASE 10 GATES

As of today Phase 10 has not responded to this specific offer presented by Ray Goff, MPMA President. MPMA will continue to follow up.

12) NEGOTIATIONS WITH PHASE 10 TO EXIT FROM THE MPMA

Ray Goff has met several times with Phase 10 Representatives to discuss Phase 10 exit rationale and their supporting financial data. Also, Phase 10 is asking that the MPMA assume full financial responsibility for the operation and maintenance of their north and south entry gates and intercom systems until the secession of Phase 10 from the MPMA is approved. Once the secession of Phase 10 is approved Phase 10 will assume responsibility for all costs within Phase 10, including any costs associated with the gates.

Sue Wright, Phase 10 homeowner expressed a concern that the MPMA was moving too slowly in responding to their exit request. The Board has put a great amount of time into that request along with the many other requests of Phase 10 and other members.

13) South CREEKSIDE LAND TRANSFER FROM MYRA COMMERCIAL

Myra Road Commercial tract south of Garrison Creek was proposed to be transferred to the MMPA. For this to happen additional surveying will be needed at a cost estimate of \$5000. At this point the Board has declined to pay any additional costs regarding the property transfer as we already have permission to use that as part of trail system. .

As required by the City of College Place as a condition of PUD approval, the open space land south of Garrison Creek is to be maintained by the VGC as open space and part of part of the required system of VGC walking trails regardless of ownership.

14) ARCHITECTURAL REVIEW UPDATE submitted by Michele Wollert

ARC has intervened in the following issues during February 2017:

1. Phase I: Resident complained about dead trees on the berm bordering Larch Avenue. This was referred to Scott Towslee, Common Area Maintenance Chair who will prioritize this project with the landscaping contractor in March.
2. Phase II: Resident complained about trash and recycling bins left out for days at a rental home. ARC contacted the property manager, Windermere, and tenants were

reminded of the Land Use Standards for trash bin storage

3. Phase VII: Chronic parking rules violator was hand delivered a letter by ARC, requesting face-to-face problem-solving meeting to identify a solution to move the multiple vehicles parked in driveway and on the street in front of the house.
4. Phase X: A resident requested and was granted a temporary medical accommodation waiver to park in the driveway through the first week of April to allow healing from surgery.
5. Discussions have started over the last several months with College Place concerning car break-ins in at VGC overflow parking lot and left outside on streets and driveways. CP Police are recommending that cars be parked in garages [at night] and have recommended that we leave porch and other outside lights on at night. Also the MPMA is researching the cost of security cameras placed in key locations.

15) NEW OWNERS & RENTERS ORIENTATION

Board Member, Daryl Schreiner volunteered to chair our owner, renter orientation education challenges. In addition, Daryl agreed to be the MPMA point person to help area realtors [and their perspective buyers] understand our VGC Mission & Vision including the rights and responsibilities of VGC homeowners and renters.

16) COMMUNITY ASSOCIATION INSTITUTE [CAI] MEMBERSHIP

Ron Hines announced that the MPMA is now a member of the Community Association Institute [CAI]. Our membership includes publications and access to their website, on-line seminars, and other activities at reduced rates. Also, our subscription includes membership in both the Washington State and National Associations at an annual cost of \$285.

17) MEMBER COMMUNICATION

Our website is the primary central location for information and news pertaining to the VGC. The most up to date information concerning our HOA can be found on the website at villagesofgarrisoncreek.com. Information about budgets and meeting minutes is published to a "Members Content" section which is password protected. When clicking on the navigation option for Members Content, you will be able to login (if you have already requested an account) or request an account. When requesting an account you will also automatically be added to our email mailing list. Even if you don't request an account for the Members Content section, please consider signing up for the email mailing list in the right rail of the News and Events page – <http://villagesofgarrisoncreek.com/news-events>. You will be sent an email whenever we post primary communications to the News & Events page.

18) EXECUTIVE SESSION

The meeting was adjourned to executive session to outline issues and possible responses to exit proposals concerning Phase 14, Phase 10, and changes involving our VGC Declarant and ARC Chair .. Decisions made during executive sessions will be announced to the membership [i.e. website or emails or newsletters] and voted on when required.

19) NEXT BOARD MEETING .. Wednesday 29 March [time, location, TBA]