

The Villages or Garrison Creek

MPMA Board Meeting Minutes

Tuesday 19 September, 2017, 5:30PM @ SonBridge

MPMA Directors: Doug Botimer, Allan Fisher, David Gullo, Ron Hines, Dick Cook (Acting President), Daryl Schriener, Scott Towslee

1. Meeting Overview (Dick Cook)
2. Member Comments
 - Letter from Renee Rooker (Phase 3, Housing Authority) to let the MPMA know that they will be installing signs to help keep clear the small roadway between Phase 3 and Phase 8 that is used for emergency vehicle access. There will be no cost to the MPMA (Dick Cook).
 - Phase 8 expressed short term rental concerns (Person from Phase 8?). They were directed by Dick to work with ARC.
 - Question about budget (Jim Hall had not year arrived, so this was deferred).
 - Phase 10; about \$4k was shown in the budget for gate repair but not used. Dick suggested that Don Coleman be consulted on why that those funds were not used (Don was not present).
3. Minutes Draft from 7/19 – not voted on
4. Brief Updates
 - Common Area Maintenance (Scott Towslee)
 - Replaced rocks by alley of Phase 2
 - Need to come up with a solution for maintaining the hillside in Phase 9
 - Metal screen will be installed in drain in Phase 10
 - Road repair in Phase 10 will be end of September / beginning of October
 - Crime Prevention Committee (Michele Wollert)
 - No reports of crime expect the unlocked vehicle in Phase 2
 - Recommend to leave exterior lights on at night
 - Considering Block Watch signage and where to locate, contact Michele if you have an opinion either way
 - Need a block watch captain for Phase 2
 - Next Newsletter (Dick Cook)
 - Will include financial overview
 - How to report a leak in the common areas
 - What is the homeowners responsibility for yard maintenance
 - How to maintain sprinkler timers

- ARC
 - Members are Doug Botimer, Jim Murphy, Dennis Olsen
 - No updates
 - South of the Creek (Ray Goff)
 - Ray met with Fire Dept. rep to review fire plan for VCG
5. Financial Updates (Jim Hall)
- Operating Budget
 - Pahlisch (Phase 9) payments
6. New Committees (Dick Cook)
- A Finance committee has been formed to review costs for the operating budget and reserve, with special focus on the costs of GVW. This information will be used to help with the upcoming annual meeting. The new committee is chaired by Jim Hall and includes members; Linda Morris (2), Lannie Collins (7), Mark Benzel (10), John Cress (10), Ray Goff (6), Scott Towslee (1).
 - A Landscape committee is being formed with members from the phases, master board, ARC, and will be chaired by Scott Towslee.
 - A Legal committee is being formed to review insurances, covenants and bylaws, legal considerations.
7. Doug Botimer Exit Proposal (Doug Botimer)
- Doug made it clear that he wants to exit the MPMA board and ARC
 - Doug believes that the style of management should go to a phase level and not have a master board for the Villages
 - Doug does not believe in any significant reserves
 - Doug said that he could manage the GVW for \$12/month (per home)
 - Doug said he thinks the total dues are about \$25 per month (per home) too high
 - There was no formal proposal presented
 - Dick asked for a transition plan
 - Motion from Doug regarding the change in costs for Phase 9 in January 17. How was that approved and who “signed the check”? Vote: majority yes. Dick confirmed it will be investigated.
8. Executive Session
- Letter from Don Coleman (8/23/17) needs response
 - Mediation support to assist in resolutions