

The Villages of Garrison Creek  
**MPMA Board Meeting**

Tuesday 13 June 2017 [6:30 pm] @ SonBridge Community Center

**MPMA Directors ..**

**Ron Hines**/Treasurer, **Daryl Schriener**/Realtor & Owner/Renter Liaison  
**Doug Botimer**/ Declarant & ARC Chair, **Allan Fisher**/Declarant, **David Gullo**/Vice President ,  
**Scott Towslee**/Common Area Chair, **Dick Cook**/Acting President

**MINUTES**

**1) Meeting Overview & Quorum Count**

Board Members **Doug Botimer/Declarant & Dave Gullo** were absent .. all others present

**2) Member Comments**

**Mark Benzel, VGC Homeowner** asked how the **Palisch full dues assessments [on unsold Phase 9 lots beginning Sept 2016]** are accounted for in the **2017 operating Budget ..**

**Ron Hines, Treasurer** said unless there are additional surprise expenditures [i.e. major repairs, legal fees, etc.] any unspent balance would apply to dues determination for next year.

**3) Financial Update**

MAY 2017 FINANCIAL REPORT

6/13/2017

Submitted by Ron Hines, VGC Treasurer

	<b>Annual Budget</b>	<b>05/31/17 YTD Actual</b>	<b>% of Annual Budget</b>
Operating Assessments	142,956.00	69,136.95	48.4%
Operating Expenses	142,956.00	58,844.26	41.2%
Operating Fund Ending Balance		36,632.63	
R F Assessments plus Interest on Fund	63372	30,284.77	47.8%
Reserve Fund Expenses	32052	1,776.32	5.5%
Reserve Fund Ending Balance		145,469.79	

Note that this report represents 41.7% of the year 2017

This report includes all of the legal expenses incurred for the year.

The amount of legal expense included is \$6,411.02. The annual budget is \$8,000.

This is a low Reserve Fund Expense Year. Most budgeted Reserve eExpenses are planned during the summer months.

**NOTE .. Operating & Reserve fund expenditures are updated monthly in the “members section” of our VGC Website.**

4) **Minutes Approval .. 5.25.17**

With Doug Botimers/Declarant absence tonight, the Board did not have a voting quorum. Vote on the 5.25.17 Minutes will be delayed until the next Board meeting.

5) **Common Area Update**

Scott Towlee, VGC Common Area Chair reported that Ray Goff & Donna Fisher have identified [and prioritized] several trees on our north/south walking trails for removal. Scott said most are either diseased or overcrowding other trees; Some of this work can be done with volunteers.

**COMMON AREA MAINTENANCE** Contractor Ike Muro discovered someone had turned off the well pump and timer during a high temperature week-end .. As of today we have no suspects. Scott reported no major issues with our common area and complemented IKE and his crew. Ike continues to do a great job for us with the many challenges in maintaining our common areas. Scott suggested we consider planning “something” to thank Ike and crew ..

**PHASE 9 UPDATE ..** We are experiencing a few challenges in Phase 9 mostly concerning irrigation in homeowner backyards areas. Scott learned that Palisch installed a common area drip line for new trees along the east & west property lines is located in some Phase 9 backyards. Scott suggested a meeting be held with Jason Spence, Phase 9 homeowners, and our Master Board to answer questions and welcome Phase 9 to our HOA.

**SOUTH of the Creek UPDATE ..** Ray Goff has been busy along the creek trail planting new trees and bushes. He has borrowed Ike's equipment to cut back blackberries and remove fire fuel. Also Ray planted pasture grass in those recovered areas. The new plantings have changed the look, made the area safer for walkers & homeowners , and has reduced the fire danger. .

- 6) **ARC & LUS Update ..** Michele Wollert reported that continuous homeowner education through LUS violation letters and windshield notices is working and said, now, about 98% of homeowners are in compliance. Also, ARC has sent house repainting notices with a one year time frame to comply; All present praised Michele for her excellent ARC outcomes.

7) **Crime Prevention update**

Daryl Schriener [and CP Police] confirmed that a date for the orientation/organizational meeting of the Villages Crime Watch Committee is set for Monday 19 June [6 pm] at the Club House @ Lions Park, College Place. This meeting will provide an opportunity to involve all Phases in our crime watch & prevention planning along with recruiting the necessary leadership for this new & important VGVC committee ..

8) **Update Phase 14 and Phase 10 Exit Status**

As of today no agreements have been reached in the Phase 10 and Phase 14 Negotiations

9) **Thursday 15 June Special Homeowners Information Meeting**

In the next months all VGC home & lot owners could be voting on exit requests from Phase 10 and Phase 14 including Developer's Doug Botimer's resignation as our Declarant and ARC chair .. The Master Board is planning a series of meetings to update homeowners on these critical issues .. The first meeting is set for Thursday 15 June @ SonBridge Committee Center. Thursday's focus includes a presentation by Ron Hines, VGC Treasurer reviewing our current operating budget which includes a look at future budgets without Phase 10 & 14 ... In addition, with Doug Botimer's resignation, our ARC & Land Use Standards leadership & enforcement system will require a “major restart”

10) **Brainstorming .. VGC Challenges/Priorities Brainstorming**  
Below PLEASE see VGC Brainstorming DRAFT discussed today ..

11 **Adjournment**

Meeting adjourned at 8pm .. no executive session was held

## **VGC Brainstorming DRAFT [13 June 2017]**

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### **IMMEDIATE CHALLENGES**

.. Finalize Phase 10 & 14 Exit Negotiations

.. Special Meeting Needs .. homeowner education, voting process/calendar [ ballots, proxies, voting by mail, email, etc..]

.. OTHER

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### **VGC CHALLENGES & PRIORITIES for 2018 & Beyond**

.. VGC Mission, Vision, Goals, Priorities, Strategic Planning for 2018 and beyond

.. Recruit and/or hire Select VGC Leadership for 2018 & beyond

.. 2018 Board Candidates

.. Committees & Personnel Needs

Operating Budget/Reserve, Communications, Crime/Safety, Legal/Insurance, Elections/Nominations/Recruitment , Architectural Review & LUS enforcement, Homeowner/Renter Education , and Common Area + S of Creek Committee

.. Finalize VGC Budget and Reserve Study proposal [s] for 2108 & beyond

.. ARC restart including recruitment of committee & enforcement personnel

.. Plan for VGC Governance without a Declarant/Developer

.. Update or Replace our VGC Governing Documents [i.e. Covenants, ByLaws, Articles]

.. Will a consultant [s] be needed in the future .. if so, when and for what reason [s]

.. Working Relationship between Phase and Master Governments

.. Need for and Role of Volunteers at VGC

.. Organize official RECORDS and update INVENTORY of VGC owned equipment

.. Review of VGC Irrigation and Water Rights challenges

.. Review HOA Insurance needs including assessment protection policies for individual homeowners