

The Villages of Garrison Creek

MPMA Board of Directors Meeting

Thursday 25 May 2017 [6pm]

SonBridge Community Center, 1200 SE 12th St. College Place

MPMA Directors

Doug Botimer/ Declarant, **Allan Fisher**/Declarant, **David Gullo**/Vice President, **Ron Hines**/Treasurer,
Daryl Schriener/Realtor & Owner/Renter Liason, **Dick Cook**/Acting President

Architectural Review Committee

Doug Botimer/Chair, **Michele Wollert**

25 May AGENDA

1) Meeting Overview & Quorum Count

Quorum met (Doug had Allan's proxy)

Other Members present .. Mark Benzel, Frances Henderson, Liz Hanafin, Lori Storey,

2) Member Comments

None at this point

3) Minutes Approval (3.29.17 & 4.12.17)

Both approved

4) Financial Update [Ron Hines]

~~Overview provided~~ .. NOTE: operating & reserve fund information is updated monthly and available in the "members section" of our VGC website.

5) Board Vacancy Election

VGC BYLAWS: vacancies shall be filled by election of remaining BOD if position(s) if the positions was subject to election by association members.

Scott Towslee unanimously voted on to the MPMP Board

6) Common Area Update [Scott Towslee]

Stumps removed, dead and diseased trees removed, check valves checked, road repair update

7) ARC Report & Discussion [Michele Wollert]

Summary provided .. Michele's April/May report showed that Land Use Standards [LUS} reminder notices [i.e. parking and trash/recycling bins] are working . During April/May only 3 LUS Violation Letters were sent. Michele was thanked for her

outstanding contributions during her short time with ARC; Michele's resigned was accepted effective July 1, 2017

The Board was asked to review and resolve issues caused by renters specifically vacation rentals.

8) Update Phase 14 and Phase 10 Exit Status [Dick Cook, Ron Hines]

Exit Negotiations with Phase 10 will continue in mid-June when Don Coleman returns from Japan.

9) Special Meeting Requirements [Dick Cook, Dave Gullo]

Voting, Non-Voting, Notification, Proxies, Electronic Voting

Dave researching electronic voting. Found a good option that costs \$19 per election. Will enable electronic voting and printed ballots.

10) Executive Session ... if necessary

None

11) Closing question of each in the room from Dick Cook. What would you do if you could change one thing in the Villages?

Highlights (not in any particular order)

- Unity in phases
- A Guide Book for the VGC homeowners and leaders [including job descriptions]
- Less emotion between the Board and residents (specifically Phase 10)
- Outside consultants to help deal with "distractions"; ultimately professional management
- Resolve exit negotiations with Doug and Phase 10
- Keep up the good enthusiasm among volunteers
- Communications and common goals
- Hand deliver paper style newsletters on regular basis
- Block watch program
- Each year develop an operating plan + priorities

12) Adjournment

NEXT MPMA BOARD MEETING .. Tuesday 13 June and posted on the website.