

The Villages of Garrison Creek
MPMA Board Meeting

Monday 20 November 2017 @ SonBridge Community Center [3:30 pm]

MPMA Directors .. Doug Botimer/Declarant , Allan Fisher/Declarant, David Gullo/Vice President,
Ron Hines, Dick Cook /Acting President, Daryl Schriener/Treasurer , Scott Towslee

MINUTES .. DRAFT

- 1 .. **THE MEETING** was called to order and a quorum established with all board members present by proxy or phone ..
- 2 .. **OVERVIEW ..** Dick said this meeting was called on short notice to finalize details for the December 10th Annual Meeting including the vote counts needed to amend our governing documents. Also, we will review the status of Doug Botimer's Phase 14 exit negotiations and a formal exit proposal received last Friday from Phase 10 ..
- 3 .. **MINUTES ..** Minutes for past meetings were approved including October 18 & November 1 by a VOTE of **6 YES** and **1 NO** [Doug Botimer]
- 4 .. **FINANCIAL REPORT** submitted by Jim Hall was reviewed and accepted ..
Please see VGC MPMA Balance Sheet as of October 31, 2017 posted below ..
- 5 .. **ANNUAL MEETING DETAILS ..**
 - A .. Dick is preparing the agenda & Ron is preparing the ballots and working with Ray Goff on a voter information sheet for distribution around December 2- 3 ..
 - B .. Our Association Attorney Kathryn McKinley is finalizing Doug's exit details .. Concerning Board & Owner Resolutions, Amendment to Declaration, Waiver of Declarant Rights, GVW Road & Parkway Agreement, Open Space & Walking Trails Agreement, and Land Use Standards Agreement ..
 - C .. **Room set up [Dick], Check-In/Registration & Vote Count [Jim Hall]**
Dick to find six volunteers to help with registration and vote counting ..
 - D .. **MOTION TO APPROVE VOTING PAST VOTING PRACTICES** was delayed when Doug announced he would propose a change in our long standing votes practices to increase the total votes from 242 to 418. This could give Doug increase Doug's vote from two [2] to one hundred seventy six [178] ..
Dick will check with our Association Attorney concerning the legality of using 242 votes.
 - E .. Dick volunteered to find a way to record the meeting & and find a secretary to take minutes ..
- 6 .. **THE BOARD ADJOURNED TO EXECUTIVE SESSION** to discuss the current Phase X Exit Proposal .. At this point Doug Botimer left the meeting and gave his Declarant Proxy to Allan Fisher ..

7 .. Following executive session THE BOARD RECONVENED TO REGULAR SESSION

The following Motion was moved by Allan Fisher and seconded by Scott Towslee. I acknowledge that the MPMA Board [Board] has received and reviewed the Phase X “Exit Proposal” including cover letter and proposed [GVW] private road maintenance/use agreement. While the Board has found common ground on some items in the Phase X Exit Proposal, there remains a need for additional discussion with the Phase X Board on the remaining items not acceptable to this Board.

Understanding that the exit of Phase 10 requires amendments to the governing documents which cannot be accomplished in the time frame of the annual meeting. I propose a discussion and an advisory vote be placed on the Agenda and the Phase 10 Letter and Proposal be provided to the owners in advance so that they are aware of what Phase 10 believes to be fair and equitable terms for continuing negotiation.

The Board Meeting was kept open by telephone and email to complete formalization of the above motion and vote approval.

MOTION PASSED by a final vote of 5-0 with Allan Fisher not using his two declarant votes ..

PHASE X EXIT PROPOSAL [11.17.2017] .. see attachments [1] “Nov 17 letter to Schreiner, [2] “Exit Proposal,” and [3] “Road Agreement Exhibit A”

MEETING WAS ADJOURNED on November 22, 2017 at about 4 pm ...

**THE VILLAGES OF GARRISON CREEK
MASTER PROPERTY MANAGEMENT ASSOCIATION
BALANCE SHEET
As of October 31, 2017**

ASSETS	
Operating Fund Bank Balance	45,630.91
Reserve Fund Bank Balance	146,831.44
Accounts Receivable	5,697.85
Total Assets	<u>198,160.20</u>
LIABILITIES	
Accounts Payable	25,874.90
Accrued Expenses	17,491.00
Total Liabilities	<u>43,365.90</u>
FUND BALANCES	
Operating Fund	7,962.86
Reserve Fund	146,831.44
Total Fund Balances	<u>154,794.30</u>
Total Liabilities and Fund Balances	<u>198,160.20</u>

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CHANGES IN FUND BALANCE

January through October 2017

OPERATING	Budget	Actual	% Budget
Operating Fund Beginning Balance		8,127.93	
Operating Assessments*	142,956	138,106.65	97%
Operating Expenses	142,956	<u>138,271.72</u>	97%
Operating Fund Ending Balance		<u><u>7,962.86</u></u>	
RESERVE FUND			
Reserve Fund Beginning Balance		119,474.03	
Reserve Assessments*	62,700	60,500.00	96%
Reserve Interest Income	672	61.21	9%
Reserve Expenses	32,052	<u>33,203.80</u>	104%
Reserve Fund Ending Balance		<u><u>146,831.44</u></u>	

* Budgeted-209 lots, Actual 242 lots