

The Villages of Garrison Creek

MPMA Board Meeting

Wednesday 1 November @ SonBridge Community Center

MPMA Directors .. Doug Botimer, Allan Fisher, David Gullo [proxy], Ron Hines [proxy]
Dick Cook , Daryl Schriener , Scott Towslee

MINUTES

1 .. Meeting called to order; quorum was confirmed..

A .. no financial report or minutes available

2 .. Calendar

Nov 5 **VGC Homeowners Information Meeting** @ Lion Park Clubhouse [2 pm]
Nov 10 **DEADLINE** .. Homeowners annual meeting mail notification
Nov 15 next **MPMA Board Meeting** [if needed .. time, location, tba]
Dec 10 **Annual Meeting** @ Lions Park Club House [1:30 check-in]
TBA 1st Meeting of 2018 MPMA Board of Directors [date, time, location tba]

3 .. Agenda & Ballot Issues to be voted on at 2017 Annual Meeting

A .. **MOTION:** approve recommendation from Finance Committee to the Master Board that the 2018 annual operating budget, and future budgets thereafter, include an operating contingency budget equal to 10% of annual assessments available for operations. Further, the committee recommends if there is a year-end operating gain, that the portion not needed for future operating costs be added to the long-term reserve fund. [approved 6 YES .. 1 NO, Doug Botimer]

B .. **MOTION:** to accept the proposed 2018 Operating Budget Draft presented by the Finance Committee for vote at the Annual Meeting with ~~\$1800~~ \$1300 annual increase for VGC Accountant.
NOTE .. 2018 Owners pay \$56 per month; this year's Owners paid \$57 per month.

APPROVED BY UNANIMIOUS VOTE

C .. **MOTION:** to accept the "Assessment & Reserve Funding Disclosure [prepared by Jim Hall & required by WA State RCW 64.34.308] that shows 2018 allocation of \$75,504 with a projected cash balance [end of current fiscal year] of \$151,000 which projects a total balance of \$226,504. Final decisions on the 2018 reserve fund projected expenditures will be available for vote at the Annual Meeting. NOTE .. To raise \$75,504 via 2018 reserve assessments [owners pay \$26 monthly .. \$1 increase over the 2017 reserve assessment .. **Planned 2018 Reserve expenditures total about \$95,000 leaving projected end of year balance of \$131,000.** **APPROVED UNANIMIOUSLY**

NOTE .. financial issues approved unless 162 association voters vote to reject

4 .. Exit Approval: Phase 3/WW Housing Authority & Phase 4/Nursing Home

A .. **MOTION** .. to approve by vote of the Association exit of Phases 3 & 4 from VGC Master Property Management Assoc. **APPROVED UNANIMIOUSLY**

5 .. Pahlisch Re-Negotiation "White Paper" [PWP]

A .. **MOTION:** release the PWP Report to homeowners for the 5 November Homeowners' Information Meeting and for ratification vote at the 10 December VGC Annual Meeting .
APPROVED ANANIMIOUSLY

6 .. Exit approval for Phase 14 and Myra Rd Commercial land [MRC]

A .. **MOTION.** To Approve for vote by the Homeowners the exit of Phase 14 and MRC from the Master Property Management Association pending successful completion of VGW Parkway road Sharing Agreement and including waiver of declarant rights and resignation from ARC.
APPROVED UNANIMIOUSLY