

The Villages of Garrison Creek

MPMA Board Meeting

Tuesday 17 April 2018 [5:30 pm] @ SonBridge

MPMA Directors .. John Cress, Jim Murphy(by phone), Marie Evans, Dick Cook, Scott Towslee
Absent: Doug Botimer, Allan Fisher,

MINUTES DRAFT #1

1 .. Overview & Quorum Call

4 members present. 1 member by phone. 2 members absent (proxies sent for the purpose of one action item)

2 .. Member Communications & Comments

A .. Michele Wollert, Block Watch email 4.15.18

Michele gave a report by email. Dick Cook read parts of the email and commented on the recent thefts in Phase 8. The committee is researching the use and cost of portable signs that can be used occasionally to alert drivers that Garrison Village Way is a private road open only to residents and their guests. There is a concern that traffic will increase with the new shopping center opening. We are encouraged to report all thefts and incidents to the police so that they can use the information to catch the criminals.

Michele will be meeting with the Chief of Police in College Place. Jim Murphy and Dennis Olson (ARC) expressed a desire to be included in that meeting. Jim said that Tom Emmerson ACR Acting Chair) should also be included.

3 .. Financial Update

Jim Hall outlined accrued expenses and incomes. Jim reminded us that Ike Muro is paid on a monthly contract and not for an hourly wage. On the Web is a detailed balance sheet of monthly expenses including profit and loss and all transactions. Dick Cook commented that is the policy of the MPMA Board to be transparent in all matters of money. Jim Hall will be meeting with Ike to discuss the common areas, walkways, roads, and parks. Dick reminded us that there are over 100 areas of common areas in the Villages.

4 .. Minutes

Copies of Minutes for the April meeting were distributed. A draft will be available on the web soon. Minutes could not be approved due to lack of quorum for voting for this action item.

5 .. Updates

A .. Exits: Declarants, ARC, Phases 3- 4- 14, MRC

Dick Cook met with Doug Botimer today. There are some issues that prevented signatures today, but these issues should be resolved soon. Dick reviewed the action that was approved at the December VGC Membership Meeting. There was a question as to whether there would be another vote on this issue and Dick responded that another vote was not needed. When the signatures are completed, the matter will be resolved.

B .. Common Area Maintenance, Projects, Water Conservation

Scott Towsley and Ray Goff will lead a Work Party on Sunday 4.22.2018, weather permitting. They will be removing trees, pruning and doing general clean up.

Daryl Schreiner asked a question regarding road maintenance in Phase 6. Scott Towslee said that the crack filling and seal coating are on a schedule with the same company that has been doing this work from the beginning. Scott will check what work is scheduled in Phase 6. Scott met with Pahlisch Homes people regarding their common areas. Pahlisch Homes should be completed by Fall and they are selling well. The company is repairing any damage their trucks do to the roads and/or landscaping. Ike Muro has hired new help this year and they are ahead of schedule in their landscaping work. Dick Cook said that we are fortunate to have Ike.

C .. ARC

Dennis Olson ARC Committee Member reported that they have hired a new parking observer. His name is Victor Arrilla and is an acquaintance of our former parking observer. Mr. Arrilla will be submitting his time sheets to the employment service who will bill us the cost. Jim Murphy expressed appreciation for the Safety Committee work she has been doing. Michele uses the email list of homeowners, now numbering at least 120, to get our information regarding recent thefts and other issues. The response to the recent emails has been positive with some questions regarding fences and other things involving the ARC. Jack Gilser in Phase 8 is researching the possibility of having locking mailboxes installed. He will get back to us concerning the cost and postal regulations. There is still an issue with garbage cans being left out a day past the garbage pickup. The parking observer may start noting the numbers on the cans to identify the owners.

D .. OTHER

Nothing at this time.

6 .. Old Business

A .. VGC Committees

Water Committee and Strategic Planning Committees will be scheduling meetings soon. Anyone interested in serving on any committee is encouraged to contact Dick Cook.

B .. Phase X Gate Request [advisory vote: electricity, phone costs, exit Negotiations].

There was an advisory motion at the last meeting which passed. Doug Botimer and Allan Fisher have sent their proxies for this meeting for the purpose of voting in favor of the advisory motion that pass in March. No funds have been paid to Phase 10 for the cost of the electricity and phone for the entry gates to Phase 10. Phase 10 will need to submit their statement for two months to be reimbursed for this cost. There has been no feedback from anyone in Phase 10 regarding the advisory motion. John Cress moved to ratify the advisory motion of March 19, 2018 and clarified that the reimbursement costs would include phone and electricity costs for two months with the intent that negotiations with Phase 10 and the MPMA board restart as soon as possible. Marie Evans seconded. Motion passed. John Cress will contact the President of Phase 10, Sue Wright and Don Coleman, Phase 10 Treasurer about getting together with the negotiation team so that talks can start up again.

C .. VGC Issues, Priorities, Challenges [2018 & beyond]

Dick Cook called out attention to the back of the Agenda where there is a list of priority items that have been under consideration for the past several months. We will continue to check this list and cross off items as they are accomplished.

7 .. New Business

None brought forth at this meeting.

8 .. Executive Session

A .. Accounts Receivable [985 & Others]

B .. Pending Litigation

Marie Evans moved that the MPMA Board go into Executive Session for the purpose outlined in the agenda. Scott Towsley seconded. Motion passed. During Executive Session the MPMA discussed strategies for getting back dues from homeowners who are not keeping up with their monthly dues. Marie Evans will work on a policy outlining possible actions and bring the proposal to the Board at the May meeting. She ay consult Michele Wollert for assistance.

The Board discussed negotiation strategy and advice from our attorney concerning possible litigation.

No votes were taken during Executive Session.

Marie Evans moved that the MPMA Board come out of Executive Session. John Cress seconded. Motion passed. John Cress moved to adjourn the meeting and all agreed.

9 .. Next Board Meeting .. May 15, 2018 [5:30] @ SonBridge