

## The Villages of Garrison Creek

### MPMA Board Meeting

Tuesday 18 September 5:30 p.m. at SonBridge

MPMA Directors: John Cress, Jim Murpy, Marie Evans, Dick Cook, Scott Towslee

## MINUTES

1. **Quorum Call:** All members present
2. **Board Resignations (Action Item):** Allan Fisher & Doug Botimer: Marie Evans moved to accept the resignations of Allan Fisher and Doug Botimer effective immediately. Jim Murphy seconded. Motion passed unanimously.
3. **Exit Resolutions:** Myra Road Commercial, Doug's Phase V Development LLC, Phases 3 and 4. The MPMA Board has followed the resolutions passed at the December 2017 Annual Membership Meeting regarding the exits for Phases 3, 4, Myra Road Commercial, and Phase V Development LLC. Exit papers for these properties have been completed and successfully filed with the Auditor's office for Walla Walla County.
4. **Member Comments and Questions:** Dick Cook introduced the board members and asked that guests in attendance state a little about themselves and how they came to the Villages.
5. **Financial Report:** Jim Hall, Financial Advisor presented the financial report for the 2018 year from January to the end of August. Jim outlined a reoccurring issue of a budget loss and explained that we are getting close to using next month's money to pay this month's bills. The Reserve Budget has not all been fully spent this year and there is only one major project remaining. Scott Towslee and Ray Goff are planning repair to the east pond bank before the weather gets too cold. All financial records are available on our website.

**Minutes (Action Item):** Jim Murphy moved to accept the minutes as presented for the Special Board Meeting on September 10, 2018. John Cress seconded. Motion passed. Dick Cook stated that the board will consider the minutes that are still in draft form at a future meeting. Since we have a backlog of minutes to review, board members are encouraged to review them [available on the web site] in advance of the next board meeting.

## **6. Committee Discussion - Issues**

- a. **Finance Committee:** Marie Evans said that there were several items that needed board input for the committee's planning. Marie reiterated Jim Hall's earlier warning of the increase expected from College Place for storm water drainage fees. The committee asked for direction on what, if any, donation we should plan for SonBridge as we continue to use their meeting facilities without cost. After discussion, the board informally recommended that the committee budget between \$100 and \$200 per month for 2019. On the issue of mowing the area south of the creek, Ray Goff volunteered to continue doing some of the mowing with the occasional help of Ike Muro. Ray will talk to Ike and make a proposal to the Finance Committee on cost. Ray then gave a preliminary report on the Water Cost & Equity Committee findings. We use a combination of pump water and city water in our common areas. Ray reported that since some phases had water meters set up for different purposes and some phases had only a common meter, there has been a long-standing discrepancy between what the phases pay for common area irrigation water costs. We know the square footage of the common turf areas and we are studying the cost of irrigation. The Water Cost & Equity Committee will work with the Finance Committee to come up with a proposal for the Board's recommendation for the 2019 Operating and Reserve Budgets.
  
- b. **ARC:** Jim Murphy asked if the board members had received the committee's draft proposal for LUS clarifications . He stated that he received a response from John Cress asking that parking permits for guests be available online. Jim said

that the ARC Committee was concerned that too many permits may be printed for use by homeowners. So they will keep the distribution of permits in the hands of the phase leaders for now. The committee is also working on a proposal for the pocket parks. The LUS changes and additions will be sent to phase leaders soon and the final document will be presented at the Annual Membership Meeting.

- c. **Nominations:** Candidates are needed for 2019 offices for board members, phase leaders, committee members, and volunteers. Dick reminds us that this is a volunteer organization, and everyone has to recognize that if they do something for the Villages that we all benefit.
  
- d. **Planning for December 9 Annual Membership Meeting at SonBridge:** It is our goal to have as much of the material that will be presented to the members ready for distribution by November 9, 30 days prior to the meeting. The meeting will be held for the first time at SonBridge in the large conference room.

## **7. Old/Pending Business**

- a. **Delinquent Payers Policy:** This policy was drafted a few months ago and will be ready for discussion and a vote at the next board meeting.
  
- b. **Strategic Planning Committee:** Jack Gisler presented a one-page report on the focus and planning for the future of the Villages. The committee will be meeting with stakeholder groups to learn their needs and assess their goals for the future. The plan is to have something to present for review and comment by Spring and for MPMA Board adoption in July 2019.
  
- c. **Water Cost & Equity Committee:** Ray gave his report earlier in the meeting.

d. **Role of Volunteers:** All who are involved in the Villages of Garrison Creek are volunteers. We all benefit from the talent and resources of our members. As we look to the future, we are going to be encouraging more volunteerism in our HOA so that we can not only keep our operating costs lower, but we can become more acquainted with our neighbors and our neighborhood.

e. **Phase 10 Negotiations:** no progress

**8. New Business:** none

**9. Executive Session:** none needed

**Next Meeting:** Tuesday 16 October 2018 at SonBridge [5:30]