

Villages of Garrison Creek Homeowners' Association
Special Board Meeting Announcement .. October 30 [5:30 pm] @
SonBridge Community Center

Summary of the October 16 MPMA Board Meeting

The MPMA Board met for more than 2 hours on Tuesday, October 16th.

Because of important proposals before the Board, a Special MPMA Board Meeting has been scheduled for Tuesday, October 30th at 5:30 at SonBridge Community Center. There will be a work session at the beginning of the Board Meeting to discuss the 2019 Operating & Reserve Budget Proposals and the Common Area Irrigation Water Cost & Equity Report.

The Board was able to act on a year's worth of Board Minutes that had remained in draft form due to a lack of quorum at previous meetings. This should not have to happen again because with the exit of the declarants a quorum will be a majority of the elected board members.

A Delinquent Dues Policy was introduced to the Board a few months back and the Board is preparing to take a vote to adopt the policy. We have been generally fortunate that our homeowners pay their dues on time. However, there are occasional problems with those who do not pay in a timely manner. To stay ahead of financial problems, the policy proposes a \$15 fee for late dues and an additional interest charge for delinquent dues paid after the 25th of the month. The Board, as the financial entity of the Villages may also file a lien when necessary and/or turn collection over to a collection agency. The Delinquent Dues Policy outlines the process and procedures in dealing with this issue. Copies have been available at past Board Meetings and the policy will be discussed prior to a vote on October 30 at the Special Board Meeting.

The Board received a report from the Water Equity Committee that showed the phases have not been contributing equally to the irrigation of the common areas within the Villages. Ray Goff will give a full report at the October 30 Special Board Meeting. The Water Equity Committee has

been researching this issue for almost a year, studying the complex system of irrigating the various common areas around the Villages.

The Finance Committee has submitted its 2019 Budget Proposal. Marie Evans explained that the City of College Place will be assessing every homeowner in the city a Storm Drainage Fee. This will be a large cost item in the 2019 budget. Additionally, other costs have gone up in landscaping fees and maintenance costs. Another costly item has been our legal costs. We will continue to need legal assistance as we rewrite our new covenants and bylaws, but our costs should be less than in the past two years when we were dealing with the exits of Phase 3, 4, Myra Road Commercial, and the Doug Botimer property.

The Finance Committee is proposing a monthly dues increase of \$26 for the Operating Budget. The Committee is concerned that our Reserve Fund balance is less than it should be for a community our size. While we would need a more substantial increase in contributions to that fund to come up to a minimum standard, the Committee is proposing an increase of \$6 monthly to bring us closer to the amount needed in our reserve. The result would be an overall increase from \$82 a month for MPMA Dues to \$110 per month. Of course, this is in addition to the individual phase dues for each property. We are reminded that the Villages belong to all of us and it is our responsibility to care for this property so that it remains the beautiful neighborhood we enjoy. A copy of the proposed budget will be sent to all homeowners 30 days prior to the Annual Membership Meeting.

The Board will be discussing the Water Equity Report and the 2019 Budget Proposal at the Special MPMA Board meeting on October 30th at 5:30 at SonBridge Community Center. The Board will be voting on recommendations to the membership at this meeting. All members are welcome.