

Villages of Garrison Creek ... Master Property Management Association  
**Board Meeting ... February 21, 2018 @ SonBridge [5:30 pm]**

**MPMA Directors ..** Doug Botimer/Declarant , Allan Fisher/Declarant,  
Dick Cook/President, Scott Towslee/VP, John Cress, Jim Murphy, Marie Evans

**MINUTES.. Feb. 21, 2018**

**Present:** Board Members Dick Cook, John Cress, Scott Towslee, Jim Murphy (by phone)  
Marie Evans .. Absent: Doug Botimer and Allan Fisher.

**Others Present:** Tom Emmerson, Jim Hall, Jason Spence, Lori Storey, Wally Farr, Don  
Coleman, Norma Sewell, Daryl Schreiner, Kay Paulson, Ray & Diana Goff

**Quorum Call:**

Dick Cook announced that he had the proxy votes for Botimer and Fisher only for the  
purposes of two business items, the authority to sign checks and the appointment of Marie  
Evans to take the vacant seat on the board.

Due to the resignation of Mark Benzel, there is a vacancy on the board. John Cress moved,  
Scott Towsley seconded that Marie Evans be appointed to serve the remainder of Benzel's  
term. Motion passed. Dick Cook introduced Marie Evans and asked that she introduce  
herself. Cook thanked Marie for her service on the Finance Committee last year.

**Updates:**

Dick Cook received an email from a Phase 6 resident concerning parking & garbage can  
violations in their alley that was passed on to the ARC.

Jason Spence of Pahlisch Homes reported that they have completed more homes and have  
about 12 more to build. He said there are plans for the remaining homes but they would  
accommodate home buyers if they wanted something different than those planed. Scott  
Towsley asked about the clean-up in the common areas. Spence said that the trail land was  
20 feet across and they would be cleaning that up within the next month. Spence and  
Towsley will meet soon to review the walking paths and common areas in Phase 9. Jim  
Murphey asked if the new home owners had copies of the Land Use Standards. Spence said  
that owners received all pertinent documents at closing, but he would check and make sure  
that the Land Use Standards were included.

**Financial:**

Jim Hall gave an end-of the year Financial Report for 2017 pointing out that due mostly to  
unforeseen legal fees, there was a \$4,426 loss. Also, since there was no provision in the 2017  
budget for Phase 9 common area maintenance those expenses showed a loss as well.

The Reserve Fund showed an overall increase and we are on the right track to have that reserve grow. Dick Cook said that all financial documents will be posted on the "Members Content" section on our webpage.

The Profit and Loss statement for January 2018 was presented. Jim Hall pointed out that there was a \$3000 cost in January due to ice storm damage and clean-up. Dick Cook thanked Scott Towsley for his volunteer work after the storm which kept our costs down.

It was moved by Cress, Seconded by Towsley that Dick Cook and Jim Murphy be authorized to sign checks for the MPMA along with Jim Hall. Motion passed.

### **Minutes:**

Minutes could not be approved due to lack of quorum. There are four 4 sets of minutes that have not been approved due to lack of quorum. The drafts are posted in the "Members" section on our webpage.

### **Exits:**

Former board member Daryl Schriener reported that the January Phase 10 negotiations appeared to be going well and he thought that they could come to some agreement when Phase 10 stopped the negotiations. The next step is to wait for a written proposal from Phase 10. Don Coleman from Phase 10 was present and asked if he would take questions. Coleman said that he was "not here to answer questions, but if there is something you need to know, you may put it in writing and we will respond". Coleman also said he had sent a letter to our HOA Attorney. Dick Cook reported that our attorney has received the letter from Coleman and there would be a response.

On the Botimer resignation and exit, Dick Cook reported that all documentation and paperwork was almost completed and in the hands of our attorney. Cook expects all paperwork to be forwarded to Botimer's attorney soon.

### **Common Area Maintenance & Projects:**

Scott Towsley reported on the tree damage after the ice storm in January. One tree had to be cut down and more trees required branch removal. The gazebo repairs are completed except for the removal of the old beams.

### **ARC:**

Tom Emmerson is working with the ARC and will be the new chair when Doug Botimer's resignation is final. Tom walked the trails with Ike Muro and discussed landscaping and irrigation needs.

Jim Murphy submitted a report to the board concerning traffic and garbage can issues in Phase 6. ARC will monitor the situation and will be working to clarify the rules about parking. Jim Murphy will check the Land Use Standards concerning parking pads. He

plans to send a report to the board before the March meeting. Murphy expressed a concern regarding front yard fencing and solar panels. Murphy said that ARC needs documentation, if available on what has been requested and denied in the past. Daryl Schriener has information and documents that he will share with the ARC.

Dick Cook said that ARC has the responsibility for monitoring the Land Use Standards and the board wants to help educate our members if allowed. Cook said that Dennis Olson of Phase 8 is also on the ARC and he is on the Planning Commission for College Place. We can use his experience. Cook said that it is in the exit agreements with Doug Botimer that he has named Tom Emmerson take his place as ARC chair on his resignation.

Towsley asked Don Coleman how he got permission for his solar panels and Coleman said that he just asked Doug Botimer.

### **Water Cost & Equity Committee:**

Dick Cook said that the Finance Committee uncovered the issue of inequity in water costs. The costs for the common areas should be shared by all. Committee members include Scott Towsley, Ray Goff, and Jim Hall. Towsley is working with Ike Muro on irrigation issues as conservation is also a concern. The committee will work with the Phases to make sure they have all the information needed to bring a recommendation to the board.

### **985 Creekside:**

This is an ongoing issue where an owner has not paid dues for some time. The estimated loss to Phase 6 and the master budget is between \$9,000-\$10,000. Jim Murphy, Ray Goff, and Daryl Schreiner are all involved with this issue. Currently they are looking into receivership. A lawsuit and a lien have already been filed. Dick Cook will discuss this issue with our attorney.

### **New Business:**

There has been a recent request from Phase 10 to cover the monthly costs for electricity and phone service their gates. Dick Cook explained that we do not have a quorum for new business votes and therefore any discussion will have to be postponed.

Dick Cook reviewed a list of challenges and priorities that need to be addressed by this board.

### **Next board meeting scheduled for Tuesday, March 20, 5:30 p.m. at Son Bridge.**

The meeting schedule has been changed; for the rest of this year meetings will be held on 3<sup>rd</sup> Tuesday of each month unless notified otherwise. Special meetings may be called.