

The Villages of Garrison Creek

## MPMA Board Meeting

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

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

# MINUTES

## 1 .. Quorum Call & Agenda Overview

Present: Dick Cook, Scott Towsley, Marie Evans, Jim Murphy. Absent: John Cress, Doug Botimer, Allan Fisher. Donna Fisher announced that she had verbal proxies for Doug Botimer and Allan Fisher. Dick explained briefly that we need a written proxy. He also said that there were no action items on the agenda for this meeting.

## 2 .. Member Comments, Questions

Members present were invited to ask questions or offer comments. None were voiced at this time.

## 3 .. Financial Update

Jim Hall, Financial Advisor, offered the Financial Report. We have spent 52% of our 2018 Operating Budget. So we are right on target for the year. The only major item that is over budget is Legal Costs since we have been using the services of our attorney for the Botimer Exit negotiations and agreement. We have \$155,000 in our Reserve Budget which is good, but still short of what is recommended for an organization our size.

## 4 .. Minutes

Dick Cook said that we have several months of DRAFT Minutes that have not been approved. At the next meeting when we have a legal quorum the minutes will be voted on. Meanwhile, all Minutes and Minutes DRAFTS are available on the Members Only section of our website.

## 5 .. Updates

### A .. EXITS:

- **Declarants:** We have been negotiating with Doug Botimer for his exit from the MPMA and for, what we call, Phase 14 road easement and sharing agreements. Dick Cook passed out copies of the Resolution passed at the Annual Membership Meeting December 10, 2017. We reviewed the resolution and Dick assured everyone that we stayed inside the parameters of the resolution in the agreements.
- **Phases 3- 4- 14, MRC:** All legal paperwork for filing has been completed. We will file this paperwork and the Botimer Exit Agreement at the County Courthouse all at the same time.

### B .. Common Areas

- Scott Towsley reported that he is aware of the brown spots in our grass areas. This is due to the hot weather and is normal at this time of year. He suggested that if the backyard lawns were brown, that we hit the sprinkler one more time each week to stay ahead of the watering. Daryl suggested that the best kind of grass for this area is Perennial Rye because it withstands the hot weather better.

He also suggested that homeowners look for billbugs to see if the brown spots are caused by an infestation of this grub.

- Ray Goff said that there were two very successful volunteer days south of the creek this Spring. Our volunteers are hard-working and much appreciated.

#### **C .. 985 Creekside Sale:**

- The house did not sell at auction on July 7<sup>th</sup> when it was offered on the courthouse steps. It now reverts to the bank where the loan was taken. We are notifying the bank that they must pay monthly dues and along with back dues and interest owed.
- Jim Murphy is heading up a committee to work with phase governments concerning early alerts and prevention strategies concerning homeowners who are in-arrears with their phase and/or master association dues. Also, Jim said they are working with a local attorney on the 985 Creekside issue and other potential delinquent dues challenges. Dick Cook reminded the audience that the MPMA is the legal collector of dues owned to the master association.

#### **D .. ARC [Architectural Review Committee]**

- Jim Murphy gave the report for the ARC
- Political Yard signs are legal on personal property before primary and general elections. ARC can limit the size of the sign and state that they will not approve anything larger than the typical yard sign.
- Temporary Visitor Parking Permits are now available from your Phase Leadership. ARC is doing this on a trial basis so that more cars will be properly identified. If you need a permit, contact your Phase Leaders first. Then you may email the ARC if you cannot get a pass from your phase.
- ARC is working with a household that has more than the maximum number of adults in residence. They are being fined \$100 for each adult resident over the maximum of 2. These tenants have notified ARC that they are moving out in August.
- The new Parking Monitor is doing a good job.
- ARC will be sending out their yearly reminder for homeowners to check the exterior of their house, roof, and fence for wear or damage. This is a reminder for all homeowners and not an individual notice.
- Street signs are showing their age. We may be putting together a volunteer work party to do some repairs and painting. Dick Cook reminded us that the Operating Budget has a small line item for the maintenance of the street signs.
- The Villages phone system lists a number for ARC but the members cannot access the messages at this time. Until that is fixed, please email ARC at [VillagesARC@gmail.com](mailto:VillagesARC@gmail.com).

## **6 .. Old/Pending Business**

**A .. VGC Committees** [Strategic Planning, Water Costs & Equity, Crime/Safety, and Finance]. These committees are meeting and making short and long-range plans for the Villages. Strategic Planning is working on new Bylaws and other Association documents to bring them to date and reflect the changes being made without a Declarant on the Board. The Water Costs and Equity Committee is looking into the water issues involved in our vast irrigation systems. There will be meetings in all the Phases to talk about the changes needed in the HOA so that we can get input from all stakeholders. We know that our property values are currently very high and we want to keep the VGC as an attractive, pleasant place to live.

## **B .. Phase X Gate Utility Cost Request & EXIT Status**

The MPMA Board voted to help with the monthly utility costs of operating Phase X gates contingent that Phase X would continue to negotiate their possible exit from the MPMA. Phase X has shown no interest in continuing exit negotiations despite several contact attempts from the Board.

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

Dick Cook handed out a listing of the Association Priorities for the near future and for long-term planning. We need active committees and volunteers to make it all work. We are confident that the VGC will continue to maintain our HOA and keep our area special.

## **D. Other:**

- There was a question from the membership about the Myra Road Commercial property and about the vacant area we call Phase 14. Dick explained that he knows of no plans right now for the commercial property, but he is confident that the current owners will consider the area and ambience of the Villages before they build. As for the Phase 14 property, Doug Botimer has committed to following our Land Use Standards when he builds.
- Scott Towsley reminded us that if we see a sprinkler that needs attention to place a flag at the spot that is damaged so that the landscaper can be alerted to the problem. Ike goes around on Tuesdays and, if he sees a flag, will stop and take care of the issue immediately. Of course, emergency issues should be reported right away.
- There was a question about whether the Villages had a noise ordinance. The suggestion was that the homeowner should check with the local police. The College Place Police will come out and deal with the problem and continue to monitor the area.

## **7 .. New Business**

### **A .. DRAFT Discussion: Delinquent Payers Policy**

Marie Evans highlighted areas in the Delinquent Payers Policy Draft. The Board needed a Policy that could be used in all the Phases. The Policy is designed to enforce the rules outlined in our Bylaws while being aware that the people we are dealing with are our neighbors who may need an extra reminder, or may need patience while they work with a temporary financial problem. Marie encourages everyone to share the Draft Policy and get back to her if you have questions regarding the processes outlined. A copy of the Draft Policy will be distributed to the VGC email list.

### **B .. Phase 9 Government .. set date & agenda for meeting with homeowners**

Dick, Scott, and other leaders will be setting up a meeting with the homeowners in Phase 9 soon. It is important that they begin to choose their officers. Dick says that he is meeting his neighbors and there is a lot of talent in Phase 9 and he is looking forward to working with them.

## **8 .. Executive Session**

**A .. Accounts Receivable** -- The MPMA Board went into Executive Session for the purpose of discussing confidential matters involving delinquent dues payments.

## **9 .. Next Board Meeting .. August 21, 2018 [5:30] @ SonBridge**

A .. Special BD Meeting TBA [re: final exits approval] and/or Work Session if necessary