

The Villages of Garrison Creek

MINUTES

Monday 19 March 2018

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

1 .. Quorum Call & Overview:

Dick Cook reviewed the agenda and noted that the Board would go into Executive Session at the end of the regular meeting. With the absence of Allan Fisher, the Board would not have a quorum.

2 .. Member Communications & Comments: Members offered no comments..

3 .. Financial Report

A .. 2018 Operating & Reserve Reports:

Jim Hall reported that association accounts are current; Bills are listed in the month they occurred, not necessarily in the month the bills are paid. Some of the bigger items included about \$800 for the sump pump, about \$2600 for winter storm tree damage, and about \$10,000 to renovate gazebo decking and the rotting sub-floor structure.

There was a discussion of procedures to follow when homeowners are behind in their HOA dues. Michelle Wollert, Chair of our Communications Committee, volunteered to review the letters that are on file for sending to homeowners. Dick Cook said that the matter would be discussed further in Executive Session.

Daryl Schreiner asked about an expense for Phase 6 listed in the Financial Report. Scott Towsley reported that there was tree damage and Ike had to be called to do part of the work.

4 .. Minutes: Past Minutes could not be approved due to lack of quorum.

5 .. Updates

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

Doug Botimer and Dick Cook reported that they are close to finalizing paperwork to complete Doug's exit from the MPMA which includes his Phase 14 acreage, resignation from the Board and ARC. Doug assured the Board that he will continue to maintain current Land Use Standards in the new housing area, provided they would not be in violation of new regulations [i.e. fed, state, local]

Dick Cook reported that the paperwork for Phasae 3 & 4 exits of 3 & 4 is complete as is Myra Rd Commercial. They still have to be filed with the courthouse. There was a question about the WW Housing Authority and whether they paid dues to the MPMA. Dick said that they did not, but they have promised [and delivered] in-kind maintenance on the path between the properties and paid for their adjacent bridge repairs estimated at \$10,000

B .. Common Area Maintenance & Projects:

Scott Towsley reported there was tree damage that required attention after the winter storms. Now that we are getting into Spring, the landscapers will be testing the sprinkler systems, replacing broken sprinkler heads, and planning to reduce water usage .. We are reminded to call attention to any leak or broken sprinkler head by putting a small flag in that spot. Flags will be made available at all mailbox

areas. There was a question regarding trees near Bridge 3. Scott said that he had checked that area but would look again with Ray Goff.

C .. ARC:

Tom Emmerson, ARC reported that he and Ike Muro, our common area landscaper, walked the north side of the paths and assessed the work needed on the trees and shrubs. When they returned a month later, the priority work related to safety issues had been completed. Tom feels that he and Ike are a good team. Scott said that volunteer help will be used whenever possible as he does all he can to save the association money. Dick said that when we are looking at areas where people walk, safety is a #1 concern.

Jim Murphy said that ARC will be hiring a new parking monitor this week. There continues to be a problem with people parking illegally. Emergency vehicles cannot get through if areas are not kept clear. Additionally, Jim followed up on an issue that was brought up last month concerning garbage cans. Garbage cans will continue to be picked up as they have in the past. We must comply with College Place rules on this matter. There is a problem with a few people not bringing their cans in a timely matter; some have been left out for days. The parking monitor will be making a note of this infraction as well.

D .. OTHER: None offered at this time.

6 .. Old Business

A .. 985 Creekside

Daryl Schreiner reported that he is still dealing with this issue. A lien will not give any results until the house is sold. The collection agency will take 40% of what we may get. This is a slow process and underscores our need to keep on top of non-payments before they get this costly. Jim Murphy suggested that a safety inspection be requested from the fire department. A neighbor observed that there are a couple windows open in this abandoned home causing more concern about the condition of the house inside.

B .. VGC Committees:

Dick Cook listed the various committees and their charges for the coming year. More volunteers are needed to serve on these committees. The committees we currently have are: Common Area, Water Cost & Equity, Strategic Planning, Crime Prevention, Finance: Operating and Reserve, Phase 9 Government, Phase 10 Exit, Communications, New Owner/Renter Welcome and Orientation, and Recruitment. Jim Hall suggested that we also need an Entertainment Committee.

C .. VGC Issues, Priorities, Challenges:

Dick Cook reported that he is keeping a list of ideas, needs, and future projects. We are encouraged to be involved in all aspects of the association.

7 .. New Business

A .. Phase X Gate Request:

Don Coleman, speaking for Phase 10 is requesting that the Master Board pay the costs for the maintenance and running of the electric gates leading into Phase 10. Phase 10 believes that the gates are a common area asset to the association and, therefore, the Master Budget should cover the costs. There was a discussion about what constitutes a common area. Don pointed out that the expense was listed in the Reserve Budget and, therefore, recognized as a board expense. Dick Cook disagreed that inclusion in our Reserve Data Analysis doesn't mandate that the Master Association is responsible for all costs. The Phase 10 gates were included in our 2016 Reserve Study for the first time. Our reserve

professional [Joel L Tax] said the gates were a reserve item that could be paid from master or phase reserve funds. In addition, Mr. Tax pointed out that MPMA individual front yards [whose maintenance and infrastructure] is the responsibility of the individual phases] should be included in our next reserve study. Dick said in 2005, the gates were specifically excluded from the Master Budget. Doug said that he remembers his statement, but added that “the walking trail [south of creek] was not to be touched.” Dick said a super major majority of the south of the creek work was for safety purposes and to comply with CP City mandates.

Daryl brought up the subject of the Phase 10 negotiations. He said he thought they were moving along well when Phase 10 pulled out. However, it was always agreed in negotiations that the gates were the responsibility of Phase 10.

John Cress offered a motion for the purpose of resolving this issue, at least temporarily. John Cress moved that the Master Board assume the costs for the electric gate for the period of 2 months. During this time all effort would be made by Phase 10 and the Master Board to resolve the exit issue. The Master Association does not imply that this action sets a precedent, nor does the Master Association imply ownership or responsibility for maintenance of the gates. Doug Botimer seconded the motion. Since we did not have a quorum, the board vote was advisory only. Motion passed.

Don Coleman wanted to commend Daryl Schreiner for his conduct during the negotiations. “He is the one person who maintains open lines of communication.”

B .. Accounts Receivable ..

Some VGC Homeowners are not paying monthly dues. Dick is going to check with the phases to see where we are across the association. We will continue to inform homeowners when they are in arrears.

8 .. Executive Session: The Master Board went into Executive Session at approximately 7:15.

Present: Doug Botimer, John Cress, Jim Murphy (by phone), Marie, Evans, Dick Cook, Scott Towslee, Allan Fisher (absent)

Nine [9] people are in arrears for their MPMA dues. This represents around \$5,000. This needs to be resolved. We will be more diligent in working with phase treasurers. Reminder letters will be sent. We are reminded that we need to keep a paper trail for all notices and contacts in the event that any issue becomes legal. Dick will review our non payment issues with our attorney..

Negotiation strategy was briefly discussed. We agree that Phase 10 has to show good faith in negotiations. This issue has dragged on too long. Dick, Daryl, and Henning Gudlhammer are on the negotiations team.

Doug moved that we go out of Executive Session. Marie seconded. Motion Passed. Meeting adjourned at approximately 7:45

9 .. Meeting was adjourned

10 .. Next Board Meeting .. April 17, 2018 [5:30] @ SonBridge