

Villages of Garrison Creek .. Master Property Management Association
Master Board Meeting
Monday 10 September [5pm]

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

SPECIAL MEETING MINUTES

1 .. Quorum Call: Present - John Cress, Jim Murphy/ARC, Marie Evans, Dick Cook, Scott Towslee, Donna Fisher submitted a signed proxy from Allan Fisher. Dick Cook submitted a signed proxy from Doug Botimer.

2 .. 12.10.2017 Owners' Resolution [with conditions] to approve exit of PFD property:
Dick Cook reviewed the Resolution passed by the membership at the Annual Membership Meeting on December 10, 2017. He stated that the Agreement with Doug Botimer was in line with the Resolution.

3 .. PFD EXIT MOTION

I Marie Evans move to approve the documents negotiated with Phase Five Development LLC as consistent with intent of the VGC Owners' Resolution passed on December 10, 2017 and to authorize Dick Cook to sign those documents on behalf of the MPMA and to further authorize Dick Cook and two members of the Architectural Review Committee to sign the Second Amendment document and authorize Marie Evans to attest those signatures and finally to authorize Dick Cook or his designee to execute these documents with the Walla Walla County officials ..

I Jim Murphy second the PFD EXIT MOTION

Marie Evans reiterated that the Agreements that were reached were negotiated with the Resolution passed December 10, 2017 as the guide. She said that the negotiations were long, and sometimes difficult, but in the end, both sides felt that they got a good deal. Dick Cook thanked Daryl Schneider and Marie Evans and mentioned that Ron Hines was also involved in the negotiations team.

The vote was given individually and verbally. Donna Fisher voted as directed by Allan Fisher. Dick Cook voted as directed by Doug Botimer. Motion passed unanimously.

Two printed copies were available for perusal by anyone in the room and Dick said he would email the packet of documents upon request. The final documents will be posted on the web site once the documents are filed. There were a couple clarification questions from the members in attendance. Dennis Olson reminded us that the Botimer property is still part of the PUD, just no longer part of the MPMA.

There was some discussion about a possible typo or incorrect entry on one of the documents. Dick Cook assured everyone that we will not file the documents until we are certain they are correct. Scott Towsley suggested that we request a letter from Doug's attorney attesting that the documents are correct.

There was a question from Don Coleman regarding the exits of Phase 3, 4, and Myra Rd. Commercial. Those exits were completed as instructed by the Resolution passed at the Annual Membership Meeting on December 10, 2017. The documents have been filed with Walla Walla County. Dick Cook will be writing letters of appreciation to the owners of those properties.

4 .. CALENDAR

A .. Next MPMA Board Meeting .. Tuesday 18 September, 5:30 pm [Sonbridge]

B .. 2018 Annual Meeting .. Sunday 9 December, 2 pm [Sonbridge] John Cress moved, Scott Towsley seconded that this date be set aside for the 2018 Annual Membership Meeting. Motion Passed.