

The Villages of Garrison Creek .. Master Property Management Association

MPMA Board Meeting

Tuesday 20 November 2018 [5:30 pm] @ SonBridge

MPMA Directors .. John Cress, Jim Murphy/ARC, Marie Evans, Dick Cook, Scott Towslee

MINUTES ..

1 .. Quorum Call .. A quorum was established with Dick Cook, Marie Evans, and Jim Murphy present. John Cress and Scott Towslee were unable to attend.

2 .. Member Comments .. A member commented on the proposed dues increase and said, “if you want to live in College Place and in the Villages, you are going to have to pay the cost.”

3 .. 2018 Financial Update .. Jim Hall gave the October 2018 financial report. He reported a cash balance of \$3851 compared to about \$34,000 at this time last year. In the past [at this time] we have had ample carryover funds and more cash on hand. We are now 98% of budget and operating at a loss. Jim said our Reserve Fund balance is about \$177,000.00. Jim Murphy asked if anyone had ever done a trend analysis of monthly costs. Jim Hall said he would isolate our monthly balances and forward a spread sheet to Jim Murphy so that he could do some calculations. Dick noted that unexpected legal costs for the exit properties ate up most of our contingency and cash balance; Hopefully this should not happen again. The Association’s financial records are posted in the “Members Only” section of VGC website.

4 .. 2019 Operating & Reserve Budgets

A .. Reserve Study .. Ray Goff reported that he and Scott Towslee have been studying the Reserve Budget. They are recommending that we have a site visit in 2019 to deal with new issues including boundary fencing and questions regarding pond maintenance. In addition, the Phase 1 asphalt streets are deteriorating faster than expected. The study says replacement should happen in 2025 but there is a section that appears in need of replacement sooner. Ray is recommending that we consider adding a cost of \$1000 to our 2019 Budget to include an on- site visit from our Reserve Study Professional and a local asphalt consultant at an additional cost of \$1000: Ray recommended we use Jason Jenkins of Klicker Asphalt to help us determine what road work needs to be done and when. Dick said that we could not amend the proposed 2019 Budget at this time, but we could make a recommendation to the 2019 Board that contingency be used to absorb the cost. Dick Cook moved ... the MPMA Board approve \$1000 expenditure for the on-site Reserve Study visit and up to \$1000 for a consultant fee for evaluation of our asphalt conditions and that this fee be taken out of the contingency line item. Marie Evans seconded. Motion Passed.

B .. Operating Budget & CP Water, Utility Tax, Storm Water Charges

Jim Hall said that the CP storm water drainage fees could be subject to change [possibly lowered] on a case by case basis provided a written appeal was submitted .. At the time of this meeting, CP had not finalized this process ..

5 .. Oct. 16 & Oct. 30 Minutes

Marie Evans moved that the MPMA Board approve the minutes as printed for October 16, 2018.

Jim Murphy seconded. Motion passed.

Marie Evans moved that the MPMA Board approve the minutes as printed for October 30, 2018.

Jim Murphy seconded. Motion passed.

6 .. Committee Reports

A .. Architectural Review Committee

An updated Land Use Standards document [with minor changes] will be available at this December's Annual Meeting and posted on the website .. In addition, Jim Murphy presented a report from ARC that will also be presented at the Annual Meeting.

B .. Safety/Block Watch Committee

The Wollert's sent out an email reminder about pedestrian safety on the streets. They said we have blind spots that can be dangerous for pedestrians when the cars that are going too fast. Also our streets were designed to accommodate both walkers and cars at the same time, thus our 15 mph speed limit. Drivers come out of the alleys and sometimes don't stop and/or look. The Board is considering installing stop signs at the end of each alley. Cut through traffic is becoming more of an issue since the mall opened. The Board is considering mobile, portable signs that can be and into the roads at both ends of Garrison Village Way alerting drivers of our 15-mph speed limit and that the road is private property for owners and guests only.

7 .. Annual Meeting Planning .. Everything is coming together for the Annual Meeting. Dick is working on recruitment for board candidates. Board members brought up names as possibilities. Marie agreed to look up the actual language of the RCW which speaks to the ratification of the budget. This will be included in the meeting summary that goes out to our VGC email list.

8 .. Phase 9 Interim Government .. Pam & Scott Parker, Jeff Murphy, Darrin Ezel, Chair

There has been an issue with backyard landscaping. Dick notes that the Phase 9 Government has had a slow start and said there were issues with the transition from the home sale to the backyard maintenance contract with Ike Muro, Contractor. Phase 9 [and Phase 8] have individual water meters for each house.

9 .. VGC Annual Meeting Planning Calendar

Nov 26 thru Dec 5 .. Meetings with Individual Phases, if needed

Sunday Dec 9 .. VGC Annual Meeting @ SonBridge [1:30 check in ... 2:00 meeting start]

10 .. Executive Session: The board went into Executive Session for the purpose of discussing delinquent dues matters. No votes were taken.