

The Villages of Garrison Creek .. Master Property Management Association

MINUTES .. Board & Orientation

January 23, 2019

Directors .. John Cress, Marie Evans, Sam LeFore, Jim Murphy, Marilyn Vogel, Morris Kivett, Dick Cook

Dick Cook led an orientation for board members, committee leads, and members ..The orientation topics below were informally discussed with time for questions/answers ... One key objective was to review the state of our association prior to beginning the strategic planning process that will provide feedback from the membership about future priorities, goals, etc. The board is grateful for the volunteer leadership and participation of so many members who are willing to serve on committees, phase governments, and select volunteer projects ..

2004 Goals & Challenges

2019 Challenges & Priorities DRAFT

VGC Bylaws + Covenants/Article 6 [ARC]

VGC Website & address [villagesofgarrisoncreek.com]

Committee Discussions

- * **Finance**
- * **Common Area .. Maintenance & Reserve**
- * **Strategic Planning**
- * **Block Watch & Safety**
- * **ARC Review Committee**

BOARD MINUTES

1 .. Quorum Call

Board Member Sam Lefore was absent .. Jim Murphy participated by speaker phone .. Dick Cook, Marie Evans, John Cress, Marilyn Vogel, Morris Kivett were present .. a quorum was declared ...

2 .. Election of 2019 Officers

John Cress nominated Marie Evans for Secretary/Treasurer .. Jim Murphy nominated Dick Cook for President .. Marie Evans nominated John Cress for Vice President. Dick asked if there were any further nominations .. Hearing none, a vote was taken and all positions were approved by acclamation.

3 .. Member Communications & Comments

Received Phase 6 Letter containing their new Phase ByLaws and asking for Master Board approval of their proposed policy on phase rental restrictions. In addition, Phase 6 is requesting a reimbursement plan/schedule from payments now being received from 985 collections and lien payments. This issue was discussed in more detail later in the board meeting. Dick Cook will invite Phase 6 leaders to meet with representatives of the board and Jim Hall to work out an agreeable division of recouped funds .. On the Phase 6 proposed rental restrictions issue the board will not take action until they receive an opinion of our VGC Attorney. .

4 .. Minutes 11.20.2018 Approval

Moved by Morris and seconded by John to approve the November 20, 2018 minutes. **Motion passed.** Also, Dick called attention to the draft minutes from the Annual Membership Meeting held last December 2018. These minutes are on the website and will be placed for approval at the 2019 Annual Membership Meeting.

5 .. Financial Update

Jim Hall, financial advisor, gave the report for December 2018. This was a tough year for the Association as there were several costs that were unexpected, such as storm damage and additional legal fees. Marie reminded everyone that the full financial reports are available on the website for any member to see. Ray Goff gave an overview of the Water Equity issue. Jim Hall stated that it will be his practice in 2019 to credit the phases the amount designated by the board in 12 equal installments.

There was a discussion on water usage, overwatering, and conservation. John had a question on whether depreciation costs were included in the Water Equity report. John moved and Marie seconded that the board authorize \$2000 from the Operating Budget for the purpose of auditing the 2018 financial records. The budgeted amount in the 2019 Operating Budget is \$1800 so an additional \$200 will be moved from Contingency to cover the cost. .. The motion was approved by unanimous consent.

Jim Hall asked for the list of authorized check signers for 2019. John moved to authorize Jim Hall, Dick Cook and Marie Evans as the check signers for 2019. There was unanimous consent on the motion.

6 .. Finance Committee

Marie read a section from our recently passed Delinquent Dues Policy that requires the VGC President to appoint a sub-committee of three people to administrate the policy. Historically delinquent dues issues have been handled by the individual phase treasurers. The question was raised concerning liability issues associated with the Master Association appointees having access to confidential phase financial information. Marie and Dick will contact our VGC Attorney for an opinion prior to appointing the sub-committee.

7 .. New Business

A .. Phase 6 [1] rental proposal. [2] new Phase 6 bylaw's (see item #3 above)

B .. Phase 1 Government – Currently there is no leadership team in Phase 1. Dick will be working with their homeowners to get a leadership team in place. It is suggested that Phases 1 & 2 might consider combining ..

C .. NEW VGC Contact Directory [Board, Committees, Phase Leaders, All homeowners, renters]
We will be working on a directory so that all leaders will have contact information for each other. We need to continue to collect email addresses of members for our master email list. We also will be working towards an all-member directory that includes contact information for emergencies.

8 .. Pending [Old] Business – none discussed

9 .. Next Board Meeting will be February 27th at 2 o'clock at SonBridge.

10 .. VGC Board Meeting Calendar

A .. Meetings are now scheduled for the 4th Wednesday of each month (except Nov. and Dec.) at SonBridge. Some meetings may be cancelled, and special meetings may be called by the President ..

B .. VGC Annual Meeting has been tentatively scheduled for the second Sunday in December.

11 .. Delinquent Dues .. Dick announced that registered letters were sent to two delinquent payers. One has already responded in the positive and the other was been given until Feb 10 to respond ..