

The Villages of Garrison Creek
Master Property Management Association
Wednesday 13 November 2019 [2:00 pm] @ SonBridge

MPMA Directors .. Dick Cook/President, John Cress/VP, Marie Evans/Secretary-Treasurer
Jim Murphy/ARC, Morris Kivett, Marilyn Vogel, Henning Gulddammer

BOARD MINUTES

- 1 .. **QUORUM CALL & Sign-In:** All Board Members were present. Guests include: Ray Goff, Kurt Carlson, Daryl Schreiner, and Linda Olson.
- 2 .. **MEMBER COMMENTS [Communications & Brief Announcements]:** Dick reviewed the agenda and welcomed the guests. There were no member comments at this time.
- 3 .. **MINUTES – October 30:** Marie presented the minutes from the 10.30.2019 board meeting. It was moved by Morris and seconded by John to approve the Minutes as presented. Motion passed unanimously.
- 4 .. **October FINANCIALS:** Marie presented the Financial Report as of October 31, 2019. It was moved by Marie and seconded by John to accept the Financial Report as presented. Motion passed unanimously.
- 5 .. **MANAGEMENT 2020 & Beyond:** Dick referred to the “discussion draft handout” and lead a brief review of current MPMA management practices with a focus on [1] Land Use Standards ... [2] Common Areas ... [3] Front Yards ... [4] non-medical Emergencies re snow, storm debris, irrigation ... [5] Financial & Board Records ... [6] Administration & Planning re Master Board, individual Village Boards, Delinquencies, CP Liaison, Evaluation .. [7] MPMA Committees [ARC, Finance, Reserve Study, Strategic Planning & CCRs, Block Watch/Safety, new Nominations, new individual Village Reps, new Legal and Insurance.

The discussion centers centered on two of the topics from the above list. The Board recognizes that the topic of enforcement of our Land Use Standards comes up often. As we work on our new Covenants, Conditions and Restrictions, it is important that we review what rules we have, what we want to keep, and what we may improve. We know that parking is an issue as is speeding [safety] on our roads.

There was also a short discussion on the needs going forward in the Common Areas. Right now, we are dependent on Ike Muro who knows the pumping irrigation system [and the majority of individual village front yards] better than anyone. It was pointed out that we need volunteers who are willing to learn the convoluted system so that in the event that Ike were to retire, we would have someone with the knowledge needed going forward. Further discussion, on these topics, was tabled in the interest in time available at this meeting.

We are reminded that this is just the beginning of discussions on very important topics. We are also reminded that some of these topics as related to the new CCRs drafts that will be discussed this Sunday, November 17 at a pre-annual meeting information session.

6 .. CONTINUING BUSINESS

A .. UPDATE: NEW Proposed Covenants & By-Laws DRAFTS: Kurt Carlson stated that we are now following, as much as possible, a timeline that should allow a vote on the new documents in the Spring of 2020. Kurt will present the most recent draft of the restrictions within the CC&Rs. On the agenda for discussion is parking restrictions, electronic opt-in for voting, a fees and fines schedule, and the roles of the individual Villages within the Villages of Garrison Creek. Kurt has offered to lead any discussion on the documents but feels it more appropriate for an association leader to lead the discussion on the roles and responsibilities in the individual Villages. There was some discussion of when and how to survey the homeowners on some of these topics, but no consensus was reached.

B .. ANNUAL MEETING

- 1 .. **Annual Meeting AGENDA:** The agenda was reviewed and approved. 1 typo needs fixing.
- 2 .. **PUBLICITY:** Notice of the Annual Meeting will be sent out through the normal processes.
- 3 .. **STAFFING:** Interested parties should contact Dick or Marie.

C .. **NOMINATING COMMITTEE [Jack Gisler, Daryl Schreiner, Roger Williams]** Daryl reported that the committee has been talking to prospective candidates, but they have not yet filled the slate.

- 1 .. **2020 Candidates:** Candidate bio's may be sent to Marie by email prior to December 1.
It is suggested that the bio's be around 50 – 100 words.

7 .. SPECIAL MEETINGS CALENDAR

Sunday 17 November @ SonBridge 2pm .. proposed new Covenants DRAFT
Sunday 1 December @ SonBridge 2pm .. [tentative] pre-Annual information meeting
Sunday 8 December @ SonBridge 2pm .. ANNUAL MEMBERSHIP MEETING

8 .. PENDING BUSINESS

A .. UPDATES:

1. **Common Area:** Ray reported that tree removal, sidewalk grinding, and the small pond upgrades are all progressing. He also described a ledge that is built into the small pond at the wall so that if anyone were to fall into the pond, they would be able to use the ledge to help them get out. Safety is always our #1 concern and Ray reported that there are fewer sidewalk hazards now. Also, Ray offered a special thanks to the Jaso's for their offer of leading the team that will re-landscape the area around the gazebo.
2. **ARC:** Jim and the committee are working on current and new standards, putting them in a format that will be easy to read and research. All standards will be brought to the Board for member comment and Board approval.
3. **New VGC Directory:** Marilyn Vogel is working on this and is researching more info.
4. **Homeowner INFO:** Marilyn Vogel, Daryl Schreiner, Barb & Lanny Collins, Jim Murphy, Cassie Siegal, Michele Wollert, among others have contributed to a booklet for all homeowners that will include what homeowners need to know about living in the Villages of Garrison Creek.

9.. NEW BUSINESS ..

- A. Jim described an issue with the riparian zone in the creek. The zone has been compromised with several boards across the creek and at least one more permanent structure. The ARC will address the issue with the owner of the permanent structure and is prepared to take more direct action. It was the consensus of the Board that the ARC work with the owner(s) who are more egregiously violating the standards first.

10 .. NEXT BOARD MEETING .. To be determined

11 .. **ADJOURN:** John moved to adjourn. The motion was approved by acclamation.