

The Villages of Garrison Creek .. Master Property Management Association
Work Session & Board Meeting
Tuesday 21 August [5:30 pm] @ SonBridge

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

WORK SESSION

Prior to the Board Meeting, the following committee chairs delivered a report. All committees are actively preparing for an Association without the Declarants and planning for 2019 and beyond.

Committee Chairs will be setting up meetings soon. Reports from each committee will be expected at the November MPMA Board Meeting in preparation for presentation to the Annual Membership Meeting December 9.

COMMITTEES [re outcomes, to be completed, 2019 budget requests]

- 1 .. Finance & Reserve: Jim Hall and Marie Evans, Co-Chairs
- 2 .. Common Areas: Scott Towsley, Chair
- 3 .. Block Watch & Safety: Michele Wollert, Chair
- 4 .. Architectural Review: Tom Emmerson, Chair. Jim Murphy gave the report.
- 5 .. Water [Equity, Cost, Storm Water]: Ray Goff, Chair
- 6 .. Strategic Planning, John Cress, Jack Geisler, ???
- 7 .. Communications & Website: Michele Wollert, Dave Gullo
- 8 .. Nominations, Elections, Recruitment: Dick Cook and the MPMA Board

Special notes: John Jaso, new member of the Association, has a drone and is volunteering to photograph the Villages, especially the pond areas, to map out the trees and shrubs. He will then indicate which areas are high and low maintenance, which areas are neglected, etc. He is looking at September and November to get good pictures of summer and winter conditions. We will notify the membership when this is happening so that there is little concern about a drone in the air.

Jim Murphy announced that Roger Willams would no longer be able to mow the area south of the creek. Ray Goff has taken on some of the mowing but cannot continue. Jim suggested that we incorporate some mowing expenses in the 2019 Budget. Connie Fisher noted that the grass that was planted in the meadow was the kind that only grows 10 inches high and we should not have to mow as often as we have. That area should be allowed to have taller grass to protect the small animals that live there.

BOARD AGENDA

1 .. Quorum Call: There was no quorum as both Declarant Board Members must be present. Doug Botimer was excused from the meeting at his request since there were no action items. John Cress was absent.

2 .. Informal Q/A + Member Comments: None

3 .. Finances: Jim Hall, Financial Advisor, presented the Financial Report. Legal fees continue to be a big expense this year due to exit negotiations with Doug Botimer. We are at the point where we depend on monthly income to meet expenses. It is important that we collect dues on time. Jim Murphy asked how we are doing with delinquent payers. While this will always be a problem, we are in communication with the few individuals who are currently in arrears. The full Financial Report will be posted on the website.

Scott Towsley has volunteered to talk to Columbia REA about the use of LED lighting in some of our street lights. The switch would conserve power and possibly lower our electrical expenses.

4 .. Minutes: Dick Cook may call a special meeting to review and pass all final drafts of minutes not approved in 2017 and 2018. These minutes have not been officially passed due to lack of quorum in almost all the 2018 MPMA Board Meetings.

5 .. Committees: Reports were made during the Work Session prior to this meeting.

6 .. New Business: None introduced

7 .. Pending Business

a .. EXITS: Declarants + ARC: Dick Cook reported that negotiations may be finally concluding. It has been difficult to come to an agreement about sharing Garrison Village Way. We hope to have a positive report by the next board meeting.

Phases 3- 4- 14, MRC: The final paperwork is completed. Dick will be arranging for those who need to sign the documents to do so with a notary. The plan is to file all the paperwork for all the exits at one time at the Walla Walla Courthouse.

b .. Phase 9 Government .. initial meeting is set for Tuesday 28 August 6:30 pm at SonBridge

c .. Delinquent Payers Policy: Tabled until we have a quorum.

8 .. 2018 Annual Meeting .. tentative Sunday 9 December 2 pm [SonBridge] The facility will be large enough to accommodate the meeting, but parking may be a concern. Members will be encouraged to carpool or walk.

9 .. Next MPMA Board Annual Meeting .. Tuesday 18 September 5:30 pm [SonBridge]