

The Villages of Garrison Creek
Master Property Management Association
Wednesday February 26, 2020 [2:00pm] @ SonBridge

MPMA Directors: Dick Cook, Marie Evans, Marilyn Vogel, Linda Olson, Denise Bartlow, Jim Murphy, Morris Kivett

Guests: Caroll Hardesty, Darrin Ezell, John Jaso, Yvonne Jaso, Joyce Beecroft, Daryl Schreiner, Kurt Carlson,
Charles Boyd

1.. Quorum Call and Sign in:

All board members present. Jim Murphy present via phone

2.. Comments-Communication-Announcements:

Dick brought up the topic of the Catalytic Converters stolen from the over flow parking lot, and the email sent to members. Morris expressed concern over the theft. Dick indicated that Columbia REA has been contacted to inquire about additional lighting for the lot. He also reminded all that the property does not belong to the association and its use is by the courtesy of the owner/developer. Garages are still the safest place to park. Dick indicated that parking would continue to be a topic at future board meetings.

Dick had received a written complaint from a member concerning another resident that walks their dog without a leash. This issue was moved to the ARC committee to address.

3.. Calendar:

The calendar for meetings and Vote concerning the new covenants/bylaws was handed out. These documents have returned from attorney and are ready for end review. Meetings will consist of Village leaders, individual Phase meetings, and a all VGC homeowner meeting. It was noted that the April 12 meeting is on Easter, a change will be made to that time.

4.. Minutes:

January 22, 2020 meeting minutes were presented. It was moved by Marie and seconded by Marilyn to approve the minutes as presented. Motion passed unanimously.

5.. Financials: Marie reviewed the January P&L, and indicated that the Villages are in very good financial shape. The finance committee has recently met to research other investment options for the reserve fund. Daryl Schreiner volunteered to do the research on options. Marie pointed out that landscapers are paid year-round instead of a big chunk for several months. This evens out payments for budgeting. Presently we are at 60% of our snow removal budget, the hope is we are done with snow this season. A new line was added under common areas, listed as parking lot maintenance. The pot hole at the entrance to the overflow parking lot was repaired. It was moved by Marie and seconded by Dick to accept the financial report as presented. Motion passed unanimously.

The board voted to transfer \$14,880.84 from the 2019 net operating gain to the reserve fund as of December 31, 2019. This will bring the reserve fund balance up to \$230,168 which was the assumed beginning fund balance for 2020 per the reserve study program. It was moved by Marie and seconded by Dick. The motion passed unanimously.

Marie presented a water meter readings report comparing 2018 to 2019 usage. It was noted that there had been a decrease in usage, but not as much as anticipated. It was suggested that landscapers should monitor for puddles in yards and streets, that residents should check for leaky faucets inside homes. It was also noted that not all phases followed the recommended reduction in watering times.

6.. VGC Committees:

ARC- They are continuing to work on completing the bylaws.

Communications- Marilyn reported the new member handbook is close to complete.

Strategic Planning- Jack Gisler is working with Marilyn to include the mission and vision statements from the Strategic Plan into the new member handbook.

Common Area- Continuing common area projects.

Finance Committee- Becoming a year-round committee

Safety/Security- working towards securing one person per phase to monitor safety issues.

CCR” s- Kurt has done an excellent job of describing who we are and what we do

Insurance- Currently very happy with insurance company, but will review policy with a representative in a future board meeting.

Web- Richard Bartlow is currently taking over management of website.

It was noted that our new bylaws recommend having a board member on each committee.

7.. Pending Business

There has been a request made by a resident of Phase 8 to make common areas in that phase-No Smoking. The Phase 8 board is in favor of this request. This request is being sent to the ARC committee for their recommendation. A discussion on making common areas No Smoking ensued. The Creekside trail was noted as a possible fire hazard due to previous fire and the observance of smokers on the trail from the Regency residents.

8.. New Business

Make plans to review insurance policy with a representative at a future board meeting.

Make plans on how to manage the VGC in the future. Currently relying on volunteers, may need to look at alternatives.

Work on plans for over-flow parking. Need to look at all options. The question arose about allowing parking in driveways, and it was pointed out that not all driveways can contain a vehicle without extending into the street. We should recognize that there are strong feelings concerning parking, and that any solution may not be agreeable to all.

Linda suggested an additional committee- a Welcome/Social committee. There had been such a committee in the past.

Daryl stated that several years ago there had been a move to make the phases better structured thru bylaws. He asked if those bylaws need to be recorded to enforce. Yes, they must be published. Some of the phases have bylaws, others do not. It is suggested that we move to “rules and regulations” rather than organizational bylaws as the Village organizations are not a governing body.

Dick noted that currently the VGC has only one delinquent payment, which is way below the country average for HOA’s

9-Next Board Meeting

The next board meeting is scheduled for March 25,2020 at 2:00 PM at Son Bridge

10-Executive Session

Marie moved and Linda second that the board go to executive session for the purpose of discussing delinquencies and legal matters. Motion passed unanimously.

(No action taken during Executive Session)

Marie moved and Linda second that the board come out of executive session. Motion passed unanimously.

Marie moved and Denise second that the meeting be adjourned. Motion passed unanimously