



Master Property Management Association

Board Meeting Minutes

November 18, 2020 [ZOOM Conference]

**VGC Board of Directors .. Dick Cook, Marie Evans, Jim Murphy, Linda Olson
Joyce Becroft, Jeanne Joyal, Denise Bartlow**

Quorum Call - All Board members present.

Guests -Walt & Liz Meske, Donald Coleman, Brad Davis, Richard Gilliland, Jon Gisler, John Jaso, Brian Miller, Allan & Donna Fisher, Lanny Collins, Daryl Schreiner, Rand Strobel

Minutes - October 21, 2020 minutes were presented. Jim made a motion to accept minutes. Marie seconded motion. **Minutes approved unanimously.**

Monthly Financials - Marie gave an overview of the monthly financials, reminding everyone that the first page holds four columns, showing the individual villages account balances. She indicated that currently we are over budget in legal fees, expressing that is sad to have to use members monies for legal. She reviewed our snow plow policy - the roads are plowed at 4 inches of snow, beginning with Crestlane Dr., because it is a hill. Dick asked if we were in the black, and Marie stated we are doing well according to budget. She also stated that the 2018 and 2019 audits were almost complete. Marie pointed out the tree cutting line, stating that the bill came in under budget on that project. **Marie made motion to accept the October Financial report, Jeanne seconded .. passed unanimously.**

Annual Meeting - The annual meeting packet was mailed out on November 3, 2020 to all homeowners, meeting the 30-day advance requirement notice. The packet included the newsletter, ballot, operating budget, and reserve fund. There will be an informational/practice meeting prior to the annual, on November 29th at 2pm. This will be a ZOOM meeting. Homeowners are encouraged to email their questions to the following link for this meeting. info@villagesofgarrisoncreek.com. The annual meeting agenda was reviewed and suggestions made to keep it shorter than usual due to being a ZOOM meeting.

Member Communications & Questions - Questions were received from Donald Coleman. Don expressed concern about the West pond and the reserve amount of \$155,000.00 to replace the liner.

Don stated his opinion that there was no liner in the pond, and that those monies in the reserve should be defunded. Dick answered that we do know there is a skirt liner around the entire edge of the pond, but will not know if a full liner is needed until the pond is emptied. Other questions from Don centered around issues included in lawsuit, and Dick indicated those questions need to be referred to their attorney.

Rand Strobel, previously, had questions about the reserve fund. Dick indicated that Ray Goff and committee members met with Rand to answer those. Rand indicated that the meeting had occurred and that questions requiring additional clarification will be sent to Joel Tax, reserve specialist.

Brian Miller had questions concerning definitions of common areas, and common areas or pocket parks within Villages that are not easily assessable to all homeowners, as they are surrounded by homes. Dick said in a general sense any property that is not on a homeowners private lot, is common area. He also stated that some areas are harder to access than others.

Brian asked if the board had reached out to homeowners for input on budget and reserve planning. Marie indicated that was not done and that she is making plans to start the fall budgeting process earlier which will allow time for members to review and give input .. Daryl added that one original purpose of the pocket parks was to mitigate drainage; this type of landscaping was built by the Developers and approved by a Developer controlled ARC Committee.

Richard Gilliland introduced himself and expressed disappointment that his name was not added to the ballot due to being a plaintiff in the lawsuit against Villages of Garrison Creek. Dick stated that there were other ways he could be of help other than being on the board. Marie indicated the discussion was moving onto legal grounds and we should move on.

Committee Updates - Denise reported that **Safety and Security** committee has received a document designed by Dennis Olson on disaster preparedness, and plans are being made to share with homeowners. Joyce spoke of the need for snow removal around mailboxes, as those areas become unsafe to access. Dick reminded everyone that he and Ray are available with ice melt to put out by mailboxes.

Linda reported for the **Welcome** committee. She and Joyce have been working on the welcome packets, and had made plans to go shopping before the Governors edict stopped that. She indicated that a new resident has expressed interest in working with their committee.

Jim Murphy reported on **ARC**. There is a scheduled meeting on Thursday with the ARC committee to discuss plans for what needs to be done next year. Dennis Olson said the some of the worn out road signage is being replaced . They have been working on defining land use standards and will present to board before putting on the web site as a draft for homeowners to examine and comment on. Dick spoke about the hope of the new CCR's having a landscaping rep from each Village. He also indicated that parking and house painting are a priority challenges to be addressed next year.

Additional - Linda spoke of the importance todays discussion has shown for having a rep from individual villages to assist with communication to the board. Each Village needs a strong structure to be able to show transparency.

Dick relayed a conversation with Ike that internal common area maintenance prices in the individual Villages contracts will be the same as this year except for a small increase in the large Village 8 parks due to replacing the wildflower edge beds with turf which will require additional mowing.

Executive Session - Marie moved to leave the board meeting and go to executive session for the purpose of discussing personnel, legal, and delinquency matters, in addition to hearing a presentation by Brad Davis on a business proposal. Jeanne second it. Motion passed unanimously. No action taken during executive session. Marie moved to come out of executive session and Jim second it. Motion passed unanimously.

Adjournment