

**The Villages of Garrison Creek
Master Property Management Association
7th Annual Meeting – January 23, 2011
2pm, WWVA Orchestra Room**

Welcome ...the 7th Annual Meeting of the Villages of Garrison Creek Master Property Management Association was called to order by Marlene Oddie stating that a quorum was present or accounted for via proxy. Scott Towslee, President, welcomed the homeowners.

2010 Annual Meeting Minutes were approved with typographical edits and with a date change to reflect that the meeting was in 2010, not 2009.

Thank yous were expressed by Scott Towslee to the many volunteers.

- Roger Williams – staining of mailbox posts
- Dick Cook and Larry Dablinski-pond maintenance
- Kathi Yenny , Greg & Sandi Cuff, Susan Tarver registration and ballot counting today
- Phase President's donating their time to run their phase
- Fishers and Tom Emmerson – Larch St Burm beautification and other plantings
- Wally Farr working on a Villages Directory
- Henning Guldhammer – speedbump survey
- Duncan & Marlene Oddie – putting the meeting together
- Board members for their service.
- Oddie also expressed a hearty thanks to Scott Towslee for his 4 years of service to the organization for which he is now stepping down from the board. Scott has agreed to stay on with the Common Area Landscape and Operations Committee.

Towslee asked that owners keep their questions to a minimum, and that no actions to change documents can be made at this meeting. All comments will be noted.

Financials for 2010 were accepted.

Budget 2011 reviewed by Oddie and answered various questions related to how water is billed and handled through the MPMA budget. For clarity, water is only billed through the MPMA for Phases I, II, V, VI, and VII. Phase X has their own water meter.

A motion was made by David Shannon: Be it resolved by the owners of the Villages of Garrison Creek, that the amount by which each member's assessments in 2010 exceeds the total payments of the MPMA for maintenance, repairs and other expenses and capital expenditures of the MPMA, as the Board of Directors has appropriately paid or determined payable, shall be applied to 2011 regular member assessments."

A suggestion from the audience was made that if the developers are pulling out of the payment from the undeveloped areas in "Phase XIV", then the ARC, which is controlled by the developers, should cover their own expenses. No action was taken.

New Board Director candidates were introduced, further nominations were accepted from the floor to include John Cress in the 2 year position and Melissa Tetz in the 1 year position.

Remaining ballot items were presented without further discussion.

All ballots were collected and counted later. *[Tally was finalized in April]*

REPORTS

Landscape approval form – clarification made to help homeowners understand that if you're responsible as a homeowner in your phase to replace front yard plants and you're replacing a dead plant with the same thing, then you probably don't need to use this form. If the plant death is due to a watering problem, it may be prudent to go through this process to insure that the watering is fixed before another plant dies.

Supplemental Rental Agreement – sent to all landowners in the villages that are not residents.

Speed Bump Survey – Recommendation made to the ARC to retain 3 single speed bumps. The implementation expense is the responsibility of the developer.

When requesting of Doug Botimer that a master board sign-off occur upon completion of the speed bump modification, Doug indicated that all requests should be made to Bob Rupar, the Managing Partner for the Developers. *[This request was subsequently made, as Bob was not present at the meeting.]*

Doug Botimer Phase VIII update: 2nd house has sold. Prices have increased about \$15,000 from what was originally advertised. \$149,900, \$174,000, ~\$197,000pushing \$300,000 for the current under construction home. ~\$200/sq.ft on the lot.

COMMENTS FROM THOSE IN ATTENDANCE:

Steve Haynal –lots north of Garrion Village Way, what is the plan for them?

ALLAN: Keep it looking nice, get Phase VIII finished and look at all possibilities for XIV. We'd like input and ideas.

David Shannon: Can we get a conservation easement to keep it in grass?

John Jensen: 12th & Myra status of that land?

Doug: agreed to disagree w/the city, so nothing planned.

Della Keele: Alley cars are cutting the entrance short, reflectors disappeared. Concerned about sprinklers getting damage and our constant upkeep. Can we curb it? *[The BDI garbage truck is causing most of the damage]*

Kim Strobel: Dredging of the pond...do at a time when it is most friendly to the birds. Landscapers did it in bad timing.

Scott: We'll gather the neighbors when the timing is decided to start the project.

David Hernandez: Do the dues change occurs with the developers as well?

Marlene: YES.

Allan: If there is a hardship, developers are offering to cover the dues increase for the remainder of this year. Marlene will have the forms.

Kathy Rogers: we have several in our phase, what is the criteria?

Allan: Each case will be handled individually and reviewed with a third-party financial planner.

The meeting was adjourned without a final tally of the vote being received at approximately 3:30pm.

Approved January 15, 2012.

April 17 – Vote Talley

There were 140 ballots submitted; 1 was not counted because one item had too many votes so the entire ballot cast was removed from the count; 1 was late (submitted 2 days after the meeting) so was not counted and was not included in the sign-in list either. Conclusion: there should be 138 in the count.

Board of Directors

Count - Name

Candidates for One Year Terms:

107 – Joyce Beecroft -- DIRECTOR

61 – William Fleenor

81 – Marlene Oddie -- DIRECTOR

20 – Melissa Tetz

2 – John Cress

Candidates for Two Year Terms:

102 – Frank Brannon -- DIRECTOR

116 – Don Coleman -- DIRECTOR

66 – Jayne Didario

87 – David Shannon -- DIRECTOR

28 – John Cress

1 – Gloria Ensminger

1 – Melissa Tetz

Since the two year term amendment did not pass (see below), the top 5 vote getters were given the director positions, all for a 1 year term.

Simple majority needed to pass these ballot items:

Budget : 92 Yes; 41 No; 5 Abstained -- PASSED

The following items are governing document changes and require 135 affirmative votes to pass:

Annual Meeting change of date: 133 Yes; 2 No; 3 Abstained -- FAILED

Nursing Home: 133 Yes; 2 No; 3 Abstained -- FAILED

Two Year Terms for Directors: 129 Yes; 4 No; 5 Abstained -- FAILED

Note: if the two ballots that were NOT counted, were actually included, the rest home and the annual meeting time amendments would have passed.