

Minutes of The Villages of Garrison Creek (VGC) Master Property Management Association (MPMA)

September 17, 2015, 3:00 p.m., Baker Boyer Bank – Plaza Way

**Board Members Present:** Doug Botimer, Developer (by proxy); Allan Fisher, Developer; Cassie Siegal, President; Lanny Collins, Secretary/Treasurer; Sam LeFore; Jill Showalter (by proxy)

**Absent:** Nancy Nichols, Vice President

**Others Present:** Donna Fisher (Phase V), Norman Lucarelli (Phase V), Daryl Schreiner (Phase VI)

Minutes of the VGC/MPMA Board meeting and the VGC/MPMA Board Executive Session of August 13, 2015 were reviewed and accepted.

**Finance Report:** (Treasurer)

Lanny Collins presented the July 31, 2015 Balance Sheet and Income & Expense Statements. The reports were accepted.

Cassie Siegal reported that Klickers has been contacted and a price quote requested for needed VGC road repairs in 2015. Daryl Schreiner asked about using an asphalt “overlay” layer for some of the repairs. Sam Lefore and Cassie Siegal will go with Klickers when they visit to determine road repair needs.

**Committee Reports:**

1. The Lawn Maintenance Committee will meet within the next two weeks to review Ike Muro Landscaping’s performance this season and to develop possible water conservation procedures. The board ADOPTED a policy that, in the event of a water shortage, the ponds will be shut down first. Daryl Schreiner and Norman Lucarelli will research VGC’s water rights issues.
2. The Architectural Review Committee accepted the resignation of Donna Fisher and Lori Storey (Phase VIII) will now serve on the committee. Jaci Cress has resigned as secretary for the committee.
3. The Architectural Review Committee accepted the resignation of Donna Fisher and Laurie Storie (Phase VIII) will now serve on the committee. Jaci Cress has resigned as secretary for the committee.
4. The Insurance Committee recommends consideration of the insurance policy quote from Community Association Underwriters of America, Inc. (CAUA). Lanny Collins will email a full copy of the policy details and quote to board members for review and to indicate by return email whether a presentation from CAUA is desired by the board.
5. The walking trail and bridge between the Rehab Center and the WW Housing Authority Phase requires maintenance and irrigation (trail). Sam LeFore and Allan Fisher will contact Bob Rugar to discuss payment for the east-end bridge repairs.

6. Ray Goff is arranging to have equipment brought in, beside Lions City Park, for cleanup and grading of the South of Creek walking trail.
7. **VOTED:** that the Phase IX hillside, just below the cemetery, be part of the VGC MPMA common area.

**Unfinished Business:**

**APPROVED:** the proposed agreement with Pahlisch Homes for Phase IX transition into the VGC MPMA as follows:

1. Phase 9 (Pahlisch Homes) will pay Master Assessments as called for by the Master Association Board – The Board establishes that Phase 9 will pay the same amount of Master dues as all other phases. The 2015 Master dues assessment is \$56 a month per lot.
2. Pahlisch Homes will communicate to the Master Board items that they deem necessary to be included in the Reserve Fund.
3. Phase 9 falls under the Restated Declaration of Covenants, Conditions, and Restrictions of the Villages of Garrison Creek and therefore is considered a phase under the Villages of Garrison Creek Master Board. Bylaws for Phase 9 may be adopted by the phase at the time that they officially organize or any time thereafter.
4. The timing of the payment of the Master dues assessment on a lot in Phase 9 will be when the home is sold. All care of the lot prior to that time will be done by the developer, Pahlisch Homes.
5. The care of all common area in Phase 9 will be done by the developer until 50% of the homes are sold in Phase 9. After that time the maintenance of the common areas will be transferred to the Villages of Garrison Creek Master Association.
6. During the transfer of the common areas, the Master Association will have the common areas inspected to determine if they are in an acceptable state for the Master Association to take over their care.
7. The Villages of Garrison Creek Master Association will not incur any additional cost of maintaining Phase 9 unless specified above.

**New Business:**

1. At the time, within the month, that the Landscape Committee and the Reserve Fund Committee have made budget requests for 2016, Lanny Collins will establish the 2016 Budget Committee and begin the development process for a 2016 budget.

2. VGC/MPMA meetings are scheduled as follows: 10/27/15 at 3 p.m., 11/24/15 at 3 p.m. – both at Baker Boyer Bank, Plaza Way and 12/6/15 the VGC Annual Meeting at 1:30 p.m. (Place for meeting to be determined.)
3. No additional social events for the VGC will be scheduled for 2015.

**Adjourn:**4:32 p.m.

Respectfully Submitted  
Lanny Collins, Secretary/Treasurer