

Villages of Garrison Creek
October 20, 2010, 6pm, Phase 8 Model Home
Master Property Management Association Board Meeting

MINUTES

Board Members in attendance: Scott Towslee, Marlene Oddie, Joyce Beecroft, Sam LeFore,
Proxies submitted in writing: Shaun Borth –granted to Marlene Oddie.

Developer Representatives: Doug Botimer, Allan Fisher

Others in attendance: Kathi Yenney, Henning Goldhammer, Larry Panasuk, Sandra Schafer, Ruby Brand, Wally Farr,
JW Richmann, Roger Williams, Jane Williams

Documents sent out before the meeting: July 2010 Minutes; Financials; Insurance Information

Convened at 6:05pm

Introductions were made around the room due to number of guests.

The agenda was not followed primarily due to the number of guests who particularly wanted to speak on the Speed Bumps issue. The minutes will reflect the order in which the meeting occurred.

Consent Agenda

Minutes from July 2010

Financials through September 2010 (details of July/Aug/Sept; actuals vs. budget through Sept)

Accepted.

New Business

1. Speed bumps – Scott & guests
 - a. Rough Transcript of Speed Bump Discussion available in the files.
 - b. Doug provided history of the decisioning process, allowed the asphalt contractor to create the specifications of the speed bumps, and made a hasty decision on the speed bump set between Phase 8 and the Clocktower Traffic Circle. Doug advised that he is not invested emotionally in these speed bumps, was required by the city to change the speed limit to 15 MPH on GVW in order to get Phase 8 approved, and is willing to consider changes to the speed bumps within the context of meeting the goals and vision of The Villages with respect to safety and appearance.
 - c. One Phase II guest spoke in favor of the speed bumps which they believe had decreased the traffic.
 - d. All others spoke to the speed bump issue as 'Overkill' and were most concerned about the lack of communication with the homeowners in the decisioning process.
 - e. The board requested that the Developer get representatives from each phase to be part of a committee that identifies the goals, performs data analysis, and creates a solution. Doug agreed that the ARC will take the lead to reach a more amenable solution.

Most guests left at this time.

2. New board members, recruitment for 2011/12 – ALL
 - a. Shaun does not wish to continue
 - b. Sam does not wish to continue
 - c. Joyce is willing to continue
 - d. Bill Fleenor is interested
 - e. Job descriptions should be distributed or posted so that people within the Villages know the expectations.
 - f. No response from Marlene or Scott at this time.

Allan Fisher brought up that Shaun had resigned in an email 9/25/2010 and moved to accept his resignation. Marlene shared that Shaun had communicated subsequently with Scott and Marlene that Shaun was willing to stay on the board through the end of the year provided that he could send in a proxy vote after reviewing documents for each meeting. With a short time left in the year. Allan refused to accept the emails indicating the rescinding of Shaun's resignation and proxy and continued to push his agenda of accepting Shaun's resignation. It was seconded. The motion was passed with a 4-3 vote.

Allan Fisher nominated Bill Fleenor as a new board member to fulfill Shaun's vacated term. Bill was not present to provide any information to his availability and willingness. This motion was accepted with a 5-1 vote.

3. Annual meeting date, location, time, etc.
January 23, 2011, 1p social time; 2p meeting
WWVA Cafeteria –can we get a portable sound system? Marlene to follow-up with reservation and sound system options.
4. Agenda for that meeting – The following items were approved for the agenda.
 - a. Move the meeting date as on the ballot last year
 - b. Remove the rest home from the documents as on the ballot last year
 - c. Board of directors term length – new item, see below.
 - d. Board of Directors (based on c. hopefully, if it doesn't pass, then all will be 1 year terms)
 - e. Budget for 2011
5. Budget for 2011 – Marlene
Landscape contracts – need for input to the budget; any other points of input need to be communicated to Marlene by Dec. 1.

Items completed since last meeting

1. Jayne DiDario confirmed she was able to put the Land Use Standards into Paragon used for MLS as an 'additional document'
2. Actuals for electricity put into proper irrigation control budget lines as appropriate.
3. GVW additional asphalt laid.
4. ARC Landscape issues discussed. ARC will notify phase leaders when front yards appear to not meet standards. ARC will notify Dick Cook/Scott Towslee for common areas.
5. NW Management Document review response was distributed to board members.

Items for follow-up

1. Outstanding :
 - a. Phase I/II Accounting Review – Gregg Irland/Marlene
 - b. ARC report – Allan/Doug
Report provided still does not include the types of violations as has been requested repeatedly.
Doug: ARC is willing to meet with homeowners and phase presidents for issues that may need incremental change. Historically the ARC was made up of different people. The current ARC priorities may have changed.
Marlene: These change in priorities have affected homeowners in a very negative way. Doug is willing to meet on this issue.
Scott: Homeowners need to understand the kind of issues we're dealing with. Why are we paying for an 'assistant' if the board is not even privy to understand the issues that the Villages are having with maintaining standards?
2. Proposed by-laws change for board member length of term – Marlene

Article IV. The Board of Directors

- A. Number and Powers: The affairs of the Association shall be managed by a Board of seven (7) Directors. Two (2) shall be appointed by the Declarant/Owner of The Villages and five (5) directors shall be elected by the Members of the Association. Directors need not be Members of the Homeowners Association or residents of The Villages. ~~Each Director shall be elected for a one(1) year term, or until their successors are duly elected and qualified.~~ *Five (5) Directors shall be elected for two (2) year terms each, two (2) in even years and three (3) in odd years, or until their successors are duly elected and qualified. In the first year of transition, two (2) shall be elected for one (1) year.* In addition to the powers and authority

expressly conferred upon it by these Bylaws and the Declaration, the Board of Directors may exercise all powers as provided by law.

Approved.

3. Draft of Common Area Change Requests – Dick/Scott →” Approval for Landscape Project “ form
In an effort to improve communications between all parties involved, this form is presented and requested to be used by anyone who is making changes to any landscape area in their front yard or in a common area. Approved. Add as an article to the newsletter.
4. Supplemental Rental Agreement – Allan
 - a. Add to ‘associated docs’ in Paragon.
 - b. Approved this document for incorporation into the Land Use Standards.
 - c. ARC is considering how to implement this effectively.
5. Creek grasses will be removed in the Sept/Oct timeframes, putting the logs down to follow-up back of Anderson Property will probably be in October. – Dick/Scott
6. Parkside Day Use Parking Signs– Doug – for follow-up.
7. Crime Insurance Coverage – Marlene
Approved
8. Newsletter articles –
 - d. Board member nominations
 - e. Items for voting
 - f. Date of meeting/location/time 1p social; 2p meeting
 - g. Close your vents –home depot Styrofoam/walla walla builders supply, otherwise plastic, duct tape, etc. Remove late Feb. early March.
 - h. [Approval for Landscape Project form]
 - i. [Supplemental Rental Agreement]
9. Reserve Study – Let’s review in the next few weeks – Scott/Dick and come up with projected numbers for the budget. Doug is willing to be included in the walk-about.
10. NW Document Review – ALL should review in detail and come with suggestions for changes to documents to the next meeting. Let’s try to change documents all at the same time if we’re in there anyway.

Doug added:

We’re in the 1st ‘GREEN’ home in the Walla Walla Valley. Extra \$15K to hit built-green standard. Little interest, but hopeful that DOE in their home efficiency studies has indicated that this home will barely comply. Jan. 1, 2011 Housing standard will be the ‘minimum’ standard for energy efficiency. Ductwork inside the heated envelope is one of the key features, this provides an ability to heat and cool 30% less cost than any other 1200 sq. ft. home in the valley. All home prices will go up July 1, 2011.

Next meeting: Wed. Nov. 10. 6pm.

Adjourned 8:31pm