

**GREENTREES VILLAGE**  
Board of director's meeting  
July 14, 2009 at 1:00 PM

Call to order: 1:00 PM by President Mike Grenfell

Flag Salute:

Roll Call of the Board of Director's: District 6 representative was absent. Alternate, Delores Morgan filled the spot.

Approval of the Agenda: J. Sutton moved to correct numbering on New Business. It was changed to 14. **Motion to approve as corrected, voice vote passed.**

Approval of the minutes: Secretary Sutton corrected page 4, date to 2009 and misspell on page 5 to trial. J. Sutton: **Motion to approve as amended: voice vote approved.**

President's comments: It has become clear that many lots need attention. The Board will be asked to address lot maintenance. More than one owner has come to me on this issue. Thanks to the Camp Florence boys the road slurry should be done this week. The back entry gate will be closed as of July 15th. Residents who would like to walk or bike thru the gate may get a key from the office for a \$25.00 deposit which is refundable.

Owner's Forum: Lot 9, Bill Todd speaking for all the snooker players against a blue back wall. Lot 414 Kerstin Johnson questioned use of a bear trap. It could be a trap for kids. President advised it has been removed: Lot 288 Lea Rudd has been gone a year and is appalled at the lot conditions.

Correspondence: Secretary read from Maryann Jackson a letter expressing her gratitude to the Properties Committee and Greentrees Association for matching funds with the Tuesday club to remake the entrance gardens and a thank you to Bill Johnson for steering the project and a thank you to Robert in maintenance for his work. President Grenfell also expressed his gratitude to Bill Johnson for all his work

General Manager's Report: L. Decoy reported that two exhaust fans need to be replaced for \$530. Cameras at the front gate are working but not on the internet yet. We will work with Oregon fast, Gene Fisher and get it on line. Lost one day of slurry due to weather, hope to finish West 1st on Thursday Also stripping and doing the pedestrian lines and parking lots. Weight machine is down due to a broken pulley. It may be repaired by Thursday when the parts are in. Thanks representatives, alternates and volunteers for getting the HUD survey done. There are still a couple districts to be done. The finally data will be presented at the annual meeting. Lot 79 was sent a letter for an underage person but they have moved out. Auction at lot 654 sold for \$84,000. Only 3 people bid and don't know if the Association will receive any funds. Emergency Exit gate will be closed July 15<sup>th</sup> and residents can get a key for \$25.00 refundable deposit. We are required to replace the regulators on the propane tanks. We don't have a price yet but will occur this week. Fish and Game brought in the bear trap but we were not informed. In the state of Oregon the fish and Game are in charge. Mailings including the annual budget will go out the end of this week and the meeting will be August 1st.

Financial report: Lynne Kayser reported on balance sheet: Total cash \$288,969.82. Total reserves \$257,041.93. Total checking & savings \$ 546,011.75. Overage on budget for Water and Sewer from Jan. to June was \$24,152.31.

Committee Reports: ACC: Guido Romano Lot 633 brought in paper work scheduled for hearing on July 20<sup>th</sup>, see list for actions. ACC in process of revamping paper work and going thru plot plans. GERT: Ken Stone will represent Greentrees at West Lane County Emergency Operations group. They will meet once a month to set up emergency operations. A grant was received for better radio tower on

Herman Peak and WLCE is stock piling supplies like we have. Evacuation would be to Bi Mart and busses will be needed. Security: We have had a couple of break ins. Neighborhood watch classes are being conducted weekly.

Properties Committee: Wayne Fisher has been assured the engineering report for alternate heating for the adult pool will be in by the next meeting. AD HOC- Standards committee: L. Kayser requested suggestions. AD HOC-CC&R Election: R. McCrary met via conference call with attorney T. Johnson. He suggested other alternatives to change CC &R' without 75% majority. Committee will be reviewing options. Tuesday Club, R. Smelly: Flea Market, July 18th from 8 to 2. Vendors must remove all unsold items before leaving. Jeff Meyers donated a ladies bike for raffle tickets that can be purchased in office. Volunteer of the quarter is Maryann Jackson. Bunco will be played July 21 and 26th, twice a month during summer, Lunch at the Casino, July 28th at 11:30. Computer Club, G. Weiss: Finances on GT balance sheet \$2300, most for prepaid ads. Schedule is 1st Wed. beginners, 2nd Wed. regular meeting, 3rd Wed. advanced taught by Jep, 4th by volunteers. This reduces paid instructors from 7 to 1 allowing the club to purchase new a new laser printer.

City Report: Bill Johnson. City approved budget that included an increase of 8% for water and 20% for sewer. Grant money will be needed for 12th Street multi use path.

Unfinished Business: (06-01-09) 2010 Budget and Proposed Reserve Expenditures. L. Kayser reviewed large increase due to water and sewer fee will increase monthly assessment is \$156. Proposed expenditures include engineered retaining wall, slurry seal and gate amounts to \$54,000. RB Taylor made a **Motion to approve 2010 budget and reserve expenditures, 9 yes passed.** (06-04-09) Rules and Reg. changes, # 31 Lot Maintenance by Mike Grenfell, motion as amended by J. Sutton, **Motion to approve as amended, 9 yes passed.** Lot #32 other. Remove an existing mobile or manufactured home etc. RB Taylor, **Motion to pass as read, 9 yes passed.** Note: see separate paper. (05-02-09) Paint and Carpet for Rec. Hall after discussion President tabled to next month.

New Business: (07-01-09) Pool Cover Replacement by L Dashofy purchased for \$ 5,960.00: RB Taylor **Motion to approve expenditure 9yes passed.** (07-02-09) New City position on building codes presented by G Romano. B. Johnson **Motion to authorize GT attorney to write a letter to the city of Florence asking for a written policy in regards to their Plan check procedure issuing permits within GT 9 yes passed.** (07-03-09) Bingo: J Sutton **Motion to remove bingo from Rules and Regs, 9 yes passed.** Submitted 7-1-09 revised list of volunteers. (07-04-09) Five Year Plan: by B Johnson read article from Association Times: **Motion: To start on a 5 year plan and to follow the guidelines set up in article 9 yes passed.** (07-05-09) Garage Sales by L Dashofy. The Office needs clarification of policy. RB Taylor, **Motion to give Standards Committee authority to create policy to bring back to the Board, 9 yes passed.** (07-06-09) Replace doors of Rec. Hall. RB Taylor, **Motion to approve Florence Glass Service bid for new doors for \$2,627.75 to meet ADA requirements. 9 yes passed.** (07-07 -09) New Rules # 10 c by L. Kayser, **Motion to adopt as amended to add explosive devices, 9 yes passed.** Rule 15 b Trash Collection by L. Kayser, **Motion to accept rule as corrected, 9 yes passed.**

Other Business: by J. Sutton, **Motion to limit new agenda items to the Wednesday prior to the Board of Directors meeting unless emergency and time sensitive, voice vote passed.** B. Johnson thanked Ken Stone for setting up neighborhood watch and Bill Todd for helping with HUD survey for Dist 1.

Announcements: Thanks to the Tuesday club for serving cake. Potluck, July 24, District 6. Meeting was adjourned at 3:25 PM.

Jo Ann Sutton, Secretary