

## GREENTREES VILLAGE, INC.

### Board of Director's meeting May 12, 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: All Director's and Alternates present.

Approval of the Agenda: B. Johnson moved for approval, voice vote 9 yes.

Approval of the minutes: D. Layton moved for approval.

Presidents Comments: President Grenfell alerted BOD that HUD requires every two years to do an accounting and will ask for help to go around and verify occupancy. We have \$25,000 water payments this month. 5 to 7 leaks were found, some not occupied. If necessary dues will have to be raised as this will not come out of reserves. Read the Board meeting procedures for the meeting.

Owner's Forum: Mary Ann Jackson, lot 676. The Rhody Parade will be the Boat Float and will need flowers with long stems in buckets with lot number on bucket. Please bring to her house on Saturday afternoon. Get together with soup and bread about 2PM. David Johnson lot 414 spoke about the variance that is on the agenda and the dramatic change that would affect Greentrees and that our rules and regulations restrict homes to mobile homes, trailers and modular homes. 9 people do not have the right to change the vote of people who turned it down. Frank Brown, lot 621 is concerned about variance and the down hill erosion. Matt Sloan lot 623 questioned when can speak hope the board considers proper engineering and a engineer with structural background to be sure no erosion and how long it will take etc. Jim Mattes lot 284 feels a lot of gated communities in town are building them.

Correspondence: Secretary read one letter regarding resignation of Ken Stone from Chairmanship of the ACC committee effective June 1st 2009.

General Manager's Report: The Jacuzzi blower pump needed replacement for \$1500. We chose to rebuild and expect to have it installed by Saturday. Storm caused replacement of the gates 5 times so were left up. Limb breakage and two trees went down on independent properties. 2 liens approved by the Finance Committee will be filed next week. Due to economy we are seeing more delinquencies. Reserve study completed for 2009 and will be presented to the Finance and Properties Committees and to the Board in June. Board will receive proposed budget in June and approve in July in order to present to the annual meeting in August. Gate cameras have been purchased and awaiting Oregonfast to install this week. We are having water leak problems but no broken mains, 5 1/2" to 3/4" pipes, 3 in unoccupied homes. Family pool to open June 15th. Rec. Hall has been power washed and outside painting will start as soon as weather permits. Thanked the Properties Committee and Maintenance for checking for the leaks. Hope to be on vacation next week.

Financial Report: by Lynne Kayser. Total cash assets of \$314,301.01; total Reserve funds of \$254,060.72; total checking/savings of \$568,361.73.

Committee Reports: ACC: Ken Stone: Lot 80 was approved for a RV pad, approved a Chain link fence across the back for lot 177, and approved the concept of a new home at lot 633. SECURITY: Ken Stone thanked the drivers who volunteered to make security runs through the park. Kick off for neighborhood watch program on June 2nd along with Tuesday club social will have the Police Chief here. PROPERTIES: Report by RB Taylor. Announced we have water leaks and we are looking into

water meters. AD HOC: Guido Romano reported the Charters are on the BOD agenda. If approved request committee be dissolved. AD HOC for CC&R ELECTION: Guido Romano reported 172 lots did not respond to ballot vote and would like BOD to approve calling them to find out why. TUESDAY CLUB: Ruth Smelly reported Bunco will be on June 19th, 2 PM; The Luau will be on May 24th with entertainment at 4:00 and dinner at 4:30, cost will be \$6.00; Lunch May 26<sup>th</sup>, 11:30 at Bridgewater. Carol Fisher and Linda Taylor received the volunteer awards for the quarter and the Tuesday club approved the charter. COMPUTER CLUB: Richard Jones reported charter approved; income of \$195, spent \$325 and a balance of \$1,570.56. Effective today, classes revised: 1st Wed. of month, a basic class at 11:10; 2nd Wed. business meeting; 3rd Wed. Advance class by Jep Norwood; 4th Wed. Club members choice. CITY REPORT by Bill Johnson: The city is talking about raising utility rates and now in budget sessions. STANDARDS COMMITTEE by L Kayser: The meetings will be held every other Wed. at 9 AM. Other items are on agenda.

**UNFINISHED BUSINESS:** (04-04-09) Request for pool cover. **Motion to purchase pool covers and associated hardware, voice vote 7 yes, 2 no –passed.** (02-04-09) Foreclosure lot # 654: Gen Mgr. reported that the State of Oregon has determined that they own it and will put it up for auction. We could get our lien money if enough is bid, loan \$62,000 our lien \$4000. (02-05-09) Gate electrical repair reported by Gen Mgr.. PUD found boot leg line that has not been billed for electricity. JD Enterprises bid \$6,940 for replacement services, Jo Ann Sutton made **Motion to approve \$6,940 for replacement service on East gate to be taken from reserves, voice vote 9 yes passed.**

**NEW BUSINESS:** (05-01-09) President Grenfell appointed Guido Romano as ACC Chairman and called for a hand vote **9 voted for appointment.** (05-02-09) New paint, carpet and blinds for Recreation Hall presented L. Kayser. Lynne Kayser, **Motion to recommend approval of colors for the Rec. Hall, voice vote 8 yes 1 no** to second reading. (05-03-09) Request for hall by MASA to use for presentation. RB Taylor **Motion to not approve MASA request hand vote 9 yes passed.** (05-04-09) Request for use of the hall by Gen Mgr. for presented information. B. Johnson **Motion to allow party July 11th from 10 to 4, voice vote 9 yes passed.** (05-05-09) Request for security locker. Bill James **Motion to approve purchase of utility locker up to \$100 voice vote 9 passed.** (05-06-09) Club Charters. Mike Grenfell, **Motion to approve 3 club charters as written voice vote 9 y passed.** (05-12-09) Lynne Kayser, Finance Chair made a **Motion to allow the Finance Committee to open 2 checking accounts; Computer Club and Tuesday Club and signatures will be President Mike Grenfell, Vice President R B Taylor, Treasurer Lynne Kayser and Pat Stanton, voice vote 9 yes passed.** (05-07-09) Rules and Regs changes: Quiet hours 10 PM to 7AM Contractors hours from 7 AM to 6 PM unless emergency repairs. Lynne Kayser, **Motion to approve Section 9 to Rules and Regulations voice vote 8 yes 1 no second reading.** (05-09-09) Variance request for fence at lot 177 next to emergency exit and ACC approved 6 ft chain link fence in greenbelt. Bill Johnson, **Motion to allow variance for lot 177 chain link fence in greenbelt to connect to other fence. voice vote 9 yes passed.** (05-08-09) CC&R Committee wants to contact non voters. Bill Johnson, **Motion The BOD grant the CC&R Committee approval to contact non voters. voice vote 9 yes passed.** (05-10-09) Variance request for site built home. Bill Johnson, **Motion to grant variance for construction of a stick built home on lot 633, 6 yes 3 no 2nd reading.** Pres. Grenfell has called for an emergency BOD meeting for Tuesday May 19th at 1 PM in the Rec. Hall for the purpose of a 2nd reading of (05-10-09) variance for stick built home.

**OTHER BUSINESS:** (05-11-09) Dissolve Ad Hoc Club Charter Committee Jo Ann Sutton **Motion to dissolve Ad Hoc Club Charter Committee hand vote 9 yes passed.**

**Announcements:** Thank you to the Tuesday club for baking and serving cake. Pot Luck May 22<sup>nd</sup>, District 4.

Adjourned 3:31 PM

Jo Ann Sutton, Secretary

## Board of Directors Special Meeting, May 19, 2009

Call to order: 1:00 PM by President Mike Grenfell. Flag Salute:

Roll call of the Board of Director's: Eight Directors and all Alternates present. Alternate Dolores Morgan acting Director.

Approval of the Agenda: RB Taylor moved for approval: **voice vote 9 yes.**

Presidents Comments: President Grenfell requested Bill Johnson to report on water rates. Bill Johnson was at City Council meeting and they are proposing an increase of 8% water and 20% sewer charge. Mike Miller will report to Bill Johnson on its effect on GT. A Public hearing will be held at 4 PM on May 28<sup>th</sup>. President Grenfell commented this would not be good for our dues for next year.

Owner's Forum: Lot 640, Linda Payton, addressed the history of lot 633 and the difficulty of building. Lot 623, Matt Sloan attended the ACC meeting and was pleased with their process. Lot 629 Margaret Thorngate who has lived here since 1984 had a problem with definition of variance. It used to be very strict and she wants the board to think about what they do. Might as well throw out the CC&R'S and do what you want. Lot 521, Frank Brown, here in 1984 is against stick built. GT was established as a mobile community and should remain so. We look to our elected directors to administer and vote any way they want to that is their right. Lot 621, Elaine Brown. It is my understanding in GT that anytime we have an ordinance like this it should be voted by all in GT. Shouldn't be decided by the Board because you will let another then another and it will change Gt.

Correspondence: None

Unfinished Business: Secretary read the motion from May 2, 2009 (05-10-09) Bill Johnson Motion to grant a variance for Construction of a stick built home on lot 633. RB Taylor **Motion to approve variance voice vote 6 yes 3 no passed**

New Business: None.

Other Business: None

Adjournment: 1:24 PM