

GREENTREES VILLAGE
Board of Directors meeting
November 10, 2009

Call to order: 1:05 by President Mike Grenfell

Flag Salute: Preceded by a moment of silence.

Roll call of the Board of Directors: 9 Districts represented and 3 alternates present.

Approval of the Agenda: Lynne Kayser added Standards Committee to Committee Reports. Dean Layton made a **Motion to approve, voice vote - passed.**

Approval of the minutes: D. Layton made a **Motion to approve as corrected: voice vote - approved.**

Presidents Comments: Announced he would not be a candidate for President in 2010. Very concerned about increases in water and sewer as he had just signed a check in the office for over \$ 40,000 and we can't continue this in the future. Sharon Muehlbauer will be joining the ACC.

Owners Forum: Lot 236, R. Jones protested the feeding of the crows as they will multiply. Lot 640, E. Payton said all faucets and toilets need to be checked as leaks can be happening in all houses. Lot 690, R. McCrary suggests spending some reserves for water valves. Lot 414, Kerstin Johnsen objected to secretary wording regarding spruce, pine and fir trees removal. Lot 640, L. Payton said they check their house each year and if they can't do it they hire someone to check for leaks.

Correspondence: Guido Romano, letter of resignation as Alternate, to be candidate for District 3 Director. Pres. letter to Mayor Brubaker requesting his attendance at Nov 10 or Dec 8th BOD meeting to discuss utility rates increases.

General Manager's Report: L. Dashofy. Maintenance completed painting the Rec. Hall. A new reader board has been installed. More water leaks on the west side. Maintenance will distribute flyers and those not removed maintenance will check properties. We are over budget by \$58,000 due to the water leaks and a 20% increase in sewer rates. Dec. 1st the annual budget letter will be mailed. The GT Choir has cancelled due to low attendance. The East gate will be opened at 7 AM for the Craft Fair. The old gate cards will not work starting in February. The auditors will be doing the 2009 review.

Financial Report: L. Kayser reported total checking / savings \$429,245.95.

Committee and Club Reports: ACC G. Romano listed lot activity (#125, 538,654,177 and 181) thanked Frank Miles for chairing the Committee while he was away and thanked the committee for all their hard work. Security and Gert: K. Stone reminded everyone that during the holidays there is an increase of break ins so keep the houses looking occupied. West Lane is putting up a large tower that will enable communications between groups as well as Eugene. Tuesday Club: R. Smelly reported on November activities including Thanksgiving dinner. Bring place settings and a dish to share. Guest are \$5. Starts at 4 PM. Computer Club: R. Jones reported on computer class schedules. Standards Committee: L. Kayser reported on change of meetings to the last Wed. at 9 AM.

City Report: B Johnson reported on proposed increase of 4% for garbage.

Unfinished Business: (06-01-09) Budget: L. Kayser made a **Motion to approve 2010 proposed budget as presented. voice vote - passed.** (09-04-09) New Rule for Garage Sales: L Kayser made a **Motion to accept garage sale policy as stated. 7 yes 2 no – passed.** (09-09-09) Pool Heat pumps: B. James made a **Motion to accept the Pool and Spa heatpump bid, the amount of \$15,200 including wiring. Voice vote - passed.** (10-03-09) Board Mission Statement: B Johnson made a **Motion to accept Mission Statement, voice vote – passed.** (10-04-09) R.V. pricing: J. Sutton made a **Motion to increase R.V. fees to \$15 and \$20 and to apply to area upkeep. voice vote - passed** (10-06-09) Election rules discussed and tabled.

New Business: (11-01-09) Pres. M. Grenfell made a **Motion to name B. Fraser Chair of Long Term Planning. Voice vote – passed.** (11-02-09) Long Term Planning: L. Dashofy to provide a list to the Board of 6 items to consider. (11-03-09) New Gate Codes. RB Taylor made a **Motion to change codes to 5 digits and assign to each lot. Voice vote - passed.** (11-04-09) Rule for large vehicle parking. L. Kayser **made a Motion to approve. 7 yes 2 no, goes to 2nd reading.** (11-05-09) Request of additional funds for completion of Rec. Hall by S. Muehlbauer. **Motion to approve \$400 for Rec. Hall. voice vote - failed.** (11-06-09) Letter requesting volunteers: presented by G. Romano. J. Sutton made a **Motion to accept volunteer form to be sent out in annual mailing. Voice vote - passed.**

Other Business: none

Announcements: President thanked the Tuesday Club for serving cake. No district pot lucks for November. Thanksgiving dinner is on the 26th.

Adjourned: 3:20

Jo Ann Sutton, Secretary