

GREENTREES VILLAGE
Board of Directors meeting
September 9, 2009 at 1:00 PM

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

Flag Salute:

Roll call of the Board of Directors: District 8 and District 9 representatives were absent. Alternates Dolores Morgan and Donna Weaver represented the Districts.

Approval of the Agenda: Dean Layton **Motion to approve: voice vote passed**

- Approval of the minutes: Dean Layton **Motion to approve voice vote passed**

President comments: thanked the audience for coming. We had a one hour meeting prior to the Board meeting and discussed a 5 year plan. The Association paid \$123 for it to show appreciation and talk about the future of GT.

The Board approved owners yard clean up. The Gen. Mgr and Maintenance Supervisor drove around the properties and compiled a list with input from the Board and neighbors complaints 30 letters were sent out to owners and a few complained, but most of the owners were very helpful and agreed to do the work to improve the appearance of their lots. Louis and Ross took the brunt of the anger from those residents. But were carrying out the wishes of the Board and GT residents told me it was needed.

Met with Ron McCrary and the ACC Ad Hoc Committee and the direction of the Committee and is an agenda item. also repair to the adult pool.

Owners Forum: Lot 168, Guido Romano thought the new fence was a wonderful idea. Those that have a key are letting their dogs out to do their business and not cleaning up. the results cause a mess to clean off the bikes and shoes need bags out and notice in the newsletter.

Correspondence: Anita and Dave Brown requested the minutes from the Board meeting be published in the newsletter (secretary note that they are published on our net)

General Manager's Report: Louis Dashofy reported that the new doors are in the glass and steel will last a

long time. the Rec. Hall painting will start this week and will start in the alcove and put plaster on before painting

we will work our way around and have it done by Thanksgiving. The paint will be 3 colors of beige. we will also

replace the blinds and replace the carpeting in the entry, Tuesday room and under the pool tables.

We have a new employee: Robert Fiscus a new weekend employee photo in the lobby. Two CD mature

\$ 50,000 each and will be rolled into our operations account. The cash for clunker's our truck did not qualify.

Next month will review the budget and finalize in November for our assessments for next year.

Financial Report: L Dashofy reported \$217,090.50 total cash: Total Reserves \$ 244,800.62

Committee and Club Reports: ACC, Guido Romano reported Lot 64 for a deck, lot 574 enclose

carport. Sept 21st.

meeting cancelled and will meet once a month starting first Monday of the Month. Frank Miles will conduct

meetings while Guido is away. GERT/SECURITY: Ken Stone reported he has held 12 of 20 classes on

neighborhood watch. West Lane test schedules for Nov. to test emergency calling in case of Tsunami A major

A major practice test will occur in the spring and we may want to do something. Properties-Wayne Fisher have

several items on agenda. Tuesday Club-Ruth Smelly workshop Sept 10th for making crafts for the fair on Nov. 14th

Tables for rent on Sept 1st for \$ 10. Bunko on Sept 15 and 27th at 2 PM. A Mexican dinner will be served

Sept. 20th at 4 PM price \$5. Lunch will be at Abbey's, Sept 22 at 11:30 Computer Club- G. Fisher: Oregon fast

is having problems. someone gave away their password. MSN has blacklisted them.. the net is slow

The internet games have been eliminated by the virus checker on your computer. Do not buy a computer until after Oct. 22 that's when Windows 7 will be out,. time to back up your computer. Jep will have a class Sept 16th

City Report: B Johnson none

Unfinished Business: (08-05-09) Dog Park: B Johnson should be in long range plan; cost to fence Triangle Park

is \$ 6,318. (07-02-09) City Position on Building codes-Guido Romano response from City Planner very ambiguous

might consider having own codes separate from city.(07-04-09) Long Term Business Plan: M Grenfell read statement and

appointed Beverley Fraser, Connie Goddard, Howard Bunnell and Gen. Mgr to formalize goals and report to

next meeting.

New Business:(09-01-09) Notice of violation Lot 111: L Dashofy- not picking up after animals lot paid \$40 fine.

(09-02-09) Entrance sign fund: B Johnson would cost more than \$1,000 to change per M. Grenfell not significant

interest to do. (09-03-09) Request for Reserve Expenditure (gates) : L Dashofy in next years budget would like to

replace gate cards during slow time this fall cost \$ 5,600 to purchase 1500 cards. B Johnson

Motion to move

\$5,600 from Reserve Fund for 1500 gate cards voice vote passed (09-04-09) New Rules M Grenfell Garage

Sales **Motion to accept new rules for garage sales 5 yes 4 no to 2nd reading** Jo Ann

Sutton:**Motion to**

accept revised paragraph 1 c. 9 yes passed. M Grenfell:**Motion to approve temporary parking 8 no,1 yes**

see attached for full text of rules (09-05-09) CC&R Committee: M Grenfell **Motion to accept resignation of**

CC&R Committee 9 yes passed (09-08-09) Call for nominations: L Dashofy passed out forms

to odd numbered\

Districts. (09-07-09) Request for use of Hall Walkley #177. Wants to start a choir meet 7 to 9 PM Tuesday call it the GT GLEE and be ready for Mexican dinner night M Grenfell **Motion to accept class from 7 to 9 PM voice**

vote passed.(09-08-09) Pool Deck Repair: B Johnson: Property Committee recommends that repairs be done to the Adult pool deck not to exceed \$3500 and that the work be done prior to our winter. Committee recommends that the project be paid from Reserve funds that were originally designated in 2009 for electronic locks for Clubhouse;Jo Ann

Sutton:**Motion to repair Adult pool deck from Reserve funds 9 yes passed** (09-09-09)

Pool heatpumps and budget: B James Recommend that the Board change the 2010 budget so that \$ 15,000 is moved from propane line item in the operating budget to the Reserve fund and \$10,000 moved from propane line item to electric line item .

The \$ 15,000 will be added to the \$ 13,000 Energy Conservation program line item in the 2009 reserve budget to create a fund of \$ 28,000 which will be used to install heatpumps on the adult pool. The

\$10,000 added to the electric line item will be used to pay the additional electricity expense . B Johnson: **Motion to change line**

items as requested 8 yes 1 no to 2nd reading

Other Business: B Johnson would like to have another bod workshop:**Motion BOD have workshop one hour before meeting sack lunch voice vote passed**

Announcements: thanked Tuesday Club for serving cake . Pot Luck September 25 District 8

Adjournment at 3:05 PM

Jo Ann Sutton, Secretary