

**GREENTREES VILLAGE, INC.**  
Minutes of the Board of Directors Meeting  
August 10, 2010

**Call to order:** 1:05 PM by President Bill Johnson

**Flag salute:**

**Roll call of the Board of Directors:** Representatives of District 6 and 8 absent. Alternate Dave Johnsen seated. Alternate Donna Weaver absent. 8 districts represented.

**Approval of the Agenda:** D. Layton made a **Motion to approve:** Pres. Johnson moved to **amend the agenda to: under old business 07-03-10 Attorney letter move to Other Business and Executive session also under new Business, 08-01-10 complaint and move to Other Business and executive session: Voice vote --passed** G Romano: **motion to place under Other Business to seat Dave Johnsen as Dist Representative. Voice vote, passed. Motion by Pres. Jonsen to approve agenda as revised, voice vote--passed**

**Approval of the July 13, 2010 minutes:** D Layton: **Motion to approve minutes voice vote passed.**

**Presidents Comments:** thanked the volunteers for putting on the Annual meeting and breakfast and the support of the BOD--never had such a large turn out. Has received a number of complaints regarding parking and would like to ask the Board for parking rules.

**Owner's Forum:** Lot 80, R. Crispin questioned when barriers would be taken down on lot 91. Lot 168, G. Romano: have donations of \$724 to put base down for Bocce Ball court need more for quality playing field to be asset to the Association. Lot 414 D. Johnsen, believes CC&R's under unpleasant condition/nuisance applies

**Correspondence:** none

**General Manager's Report:** L Dashofy, Phonetree used first time, worked well, need help with someone to record messages other announcements need to be set up and need K. Stone and G. Romano to continue to help. Sent 19 complaint letters. Available if want to see. Collected on Lot 225 lien \$ 2,258 assessments and legal fees two more liens are in effect and placing another lien this week. Thanked the staff for work on party: Ross, Bob, Ella, Pat. Well under the budget of \$ 2,500 thanked all that donated. Installed new gutters for \$ 2,617 the originals were rusted and not painted. The adult pool will be down for 2 sessions first one for three days next week Wed thru Friday to do follow up maintenance empty pool and give acid bath and adjust drain and on Aug 25 - 27 doing the decking. The temp in family pool will be increased. Need to follow Roberts Rules in executive session and any action will be done in public session. J. Sutton recommended B. Fraser continue to do the phonetree announcement voice, she accepted.

**Financial Report:** J. Morgenegg reported checking savings of \$ 260,352.04; Reserves \$250,032. total current assets \$ 880,607. We are under budget for the year.

**Committee and Club Reports:** ACC: no report. GERT, K. Stone: Emergency lists were not all picked up or signed for request Board take care of own districts. Properties Committee: W. Fisher reported an on-going water system study. Need to determine best way to get more air into kitchen when pilot lights are on. Still checking on removal of large tree in common areas of #312. Long Term Planning, B. Fraser: Working on package to present to the next BOD meeting to

develop better emergency response time converting our present space numbers to street numbers. Meets every other Tues at 2PM, all welcome. Tuesday Club, Toni Romano: Aug. 22nd potato bar Sunday 5 PM, lunch Aug 24th 11:30 at Chen's, Bunco Aug 17th and Aug 29<sup>th</sup>- 2 to 4 PM. Cake served after today's meeting. Computer Club, R Romano: teaching facebook at 11:10 8/11.

**Violation Appeal** Lot 111 Renter and property mgr. present and requested fine be dropped. J Sutton **Motioned to let violation stand and it is the owners responsibility. Vote: 7 yes 1 no Passed**

**Unfinished Business:** (06-05-10) Rule for use of meeting rooms. J Sutton: **Motion to approve as read. Amended to change word classes to activities: 8 yes. Passed as amended.** (07-01-10) 2011 Reserve Expenditures, B Johnson: **Motion to pass 2011 Reserve Expenditures.** G Romano **Motion to amend to remove computer from reserve expenditures – withdrawn.** D Morgan: **Motion to amend to remove coffee room expenditure 5 no 3 yes failed Motion to approve Reserve list as presented 4 yes 4 no failed.** (06-16-10) Report on water line work L Dashofy: Done at lot 168 and good condition Mr. Romano paid for a water meter kit to be installed at inspection location it was suggested that a lower location be selected for inspection. Gen Mgr suggested that anyone interested in paying for a water meter kit we would consider examining the pipes.

**New Business:**(08-02-10) Complaint lot 81 per Gen Mgr, owner has assured me that sign will be removed today (08-03-10). Welcome cards, G Romano: **Motion to approve welcome cards to be distributed to new members in their Districts by the District Reps. 8 yes passed** (08-04-10) Thank you cards, G Romano: **Motion to approve GTV thank you cards to be distributed by the District Representatives to members in their District when they perform any kind of beautification to their property. The cards shall be designed by the business mgr. and approved by the President. 8 yes–passed.** (08-05-10) Rental restrictions, F. Burns: **Motion to support establishing rental restrictions and name Ad Hoc Committee (Rental Restrictions Com.) to report to Board. Voice vote, passed.** President Johnson appointed Fred Burns Chair, named Guido Romano, Dave Johnsen, Kristin Johnsen, Ken Stone. The Ad Hoc Committee is directed to report next month (08-06-10). Staff Inspections of property, G Romano: **Motion That weekend members of the maintenance staff conduct a vehicle drive-by of lots in GTV and note disrepair. 4 yes 4 no. Failed.** (08-07-10) Utilities resolution, G Romano: **Motion to accept as amended. 8 yes, passed.**  
(intermission 3:32 to 3:45)

**Other Business:** Pres. Johnson go to executive session for items (07-03-10) (08-01-10) and discuss lien. F Burns **Motion that Board adjourn to executive session. 8 yes. Passed (3:47 PM) Pres. Johnson called the meeting to order at 4:10 PM** and reported that in executive session we discussed placing a lien on owners property and letter from our attorney that was received today. G Romano: **Motion that letter from our attorney be made available to the membership after attorney lifts confidentiality clause by letter or e-mail. 8 yes. Passed**

President Johnson called for a workshop two weeks from today to review attorney letter. **Motion when and if letter from attorney is released that GT letter also be released. Voice vote. Passed unanimously.** (08-01-10) Complaint lot 507 Pres. Johnson **Motion to affirm Gen Mgr decision in handling complaint. Voice vote. Passed.**

**Adjourned:** 4:15 PM

Jo Ann Sutton, Secretary

