

**GREENTREE VILLAGE, INC.**  
**Minutes of the Board of Directors Meeting**  
**December 14, 2010**

**Call to order:** 1:04 PM by President Bill Johnson

**Flag Salute:**

**Roll call of the Board of Directors:** All District Representatives present.

**Approval of the Agenda:** Pres. Johnson requested removal of letter from Barbara Prisbe-Sutton from item 8 (correspondence) and add under Other Business: Auditor change. John Morgenegg made a **Motion to approve as amended, voice vote, passed.**

**Approval of the November 9, 2019 minutes:** F. Burns **Moved to approve, voice vote, passed.**

**Presidents Comments:** Thanked the Tuesday Club for the Christmas party and recognized the dedication of the BOD and their volunteering. It makes Greentrees a fantastic place to live. Bill passed out a photo of Greentrees as a gift to the BOD and said he will be a candidate for President next year.

**Owner's Forum:** Lot 404, D. Johnsen, thanked Maintenance Department for the beautiful Christmas decorations. Lot 404, E. Schultz, suggested that when exit gate broken, leave in gate open to save on wear. G. Romano: Lot of talent and volunteers need to promote their use.

**Correspondence:** Letters for review. Sec. J. Sutton reminded everyone that the BOD has a deadline of Wednesday prior to the Board meeting for all correspondence to be in office in order to publish and have available by Friday for Board members .

**General Manager's Report:** New gate circuit board defective and being replaced. Pool cover repaired. Digital backup of all files from 1980 and current files and financials all electronically stored on property and off. Insurance for liability and umbrella came in for \$12,459, \$350 more or 3% all within budget. Replaced adult pool supply water filter for \$535 to be paid out of operating funds instead of reserves and maintenance will install. Charter Cable is still billing a third of owners. They say they will fix and give a credit. Fire Dept inspected fire hydrants and they are all ok. A letter from the fire marshal said that a new electric service has been installed within 3 ft of the hydrant and the party will be notified they have 90 days to correct. Maintenance inventory for 2010 has been completed with no lost tools. Next year we have a retaining wall on the west side (lot 656) budgeted for \$3600 Coast Pavement has bid \$ 2985 will do the work now and be paid next year. The wall will be 60 ft long 36 inches high use key stone block with caps good price like permission to take to Properties Committee. G. Romano made a **Motion to refer to Properties Committee for feasibility, cost not to exceed bid, voice vote, passed.**

G. Romano questioned not reading correspondence to President at meeting. President said they were available to read in office. They were in reply to his newsletter request.

**Finance Committee:** J. Morgenegg: Total cash \$176,082.71: Total Reserves \$47,339.67: Total checking and savings \$423,422.38, we are under budget.

**Committee and Club Reports:** ACC – nr: GERT: K. Stone: The bears are still out. I will represent Greentrees at West Lane Emergency Operations. He needs backup volunteer one hour 3<sup>rd</sup> Monday of month and also need radio backup. Property Committee: W. Fisher thanked maintenance for hanging lights. Greentrees never looked better. Thanked BOD for help and support. Tuesday Club: R. Smelly: We had a record turn out at the Thanksgiving dinner. We did not sell much at the Craft fair. There were 75 residents at the holiday party. Elected Officers for 2011: President: Lauri Herbig. VP: Mary Ann Jackson. SEC: Ruth Smelly. Treasurer: Joan Kerrebrock. No lunch in Dec. Table service will be provided by the Tuesday Club for the Christmas dinner. Had a problem some people were using serving trays and very large dishes and consuming all the food. Bring a side dish that serves 6 and Tuesday club will provide plates and silverware. Dinner will be served at 4pm. Computer Club: G. Romano. Elections held President: Pat Miller. VP: Gene Fisher. Secretary: Connie De Gray. Treasurer: Connie Goddard. Pat Miller thanked past officers and reminded that house computers should not be changed and also about using them for personnel business. Be sure to log off as private info is not being removed. Election Committee: R. McCray reported election results. District 2: Dolores Morgan. District 4: Sharman Stewart –Sutton. District 6: David Johnsen. District 8: Sharon Muehlbauer. Alternates at large: David Cantano and Wayne Fisher.

**Unfinished Business:** (11-03-10) RV Park Rules: L. Dashofy, 2<sup>nd</sup> reading, wording corrected. **Motion to approve as amended, voice vote, passed.** (06-10-10) Family pool fence: L. Dashofy. G. Romano made a **Motion to approve proposal, not to exceed \$12,500, 9 yes, passed.**

**New Business:** (12-01-10) Property Committee Resolution: (A-12-01-10), G. Romano **Moved for Passage, voice vote, passed.** (12-02-10) Road Common Property Resolution: (A-12-02-10) **F. Burns made a Motion to pass, 9 yes, passed.** (12-03-10) Tree Removal Resolution: D. Johnsen **made a Motion to approve, 9 yes, passed.** (12-04-10) Long Term Plan Report: G. Romano will be offering document revisions in January. (12-05-10) Alternate pool sanitizers: D. Morgan made a **Motion that the Board look into alternate methods of pool sanitation and Gen. Mgr. to report back to the Board with options, voice vote, passed.**

**Other Business:** Auditor change: L. Dashofy: Finance Committee recommends changing auditors. A bid of \$4,250 from Davis, McCulloch & Holloway LLC, will save \$650 and they are local. G. Romano made a **Motion to approve Certified Public Accountants, Davis, McCulloch & Holloway LLC not to exceed \$4500, voice vote, passed.** President read a letter regarding service of Jo Ann Sutton. VP Burns wished all a Merry Christmas

**Announcements:** Thanked Tuesday club for serving cake.

**Adjournment: 2:50 PM**

Jo Ann Sutton, Secretary