

Greentrees Village, Inc.
Board of Director's Meeting
February 9, 2010

Call to order: 1:00 PM by President Bill Johnson

Flag Salute

Roll Call of the Board of Director's: Representative of District 8 was absent. Seated was alternate Dolores Morgan.

Approval of the Agenda: Approved as presented

Approval of the Minutes: Approved as presented

Presidents Comments: A Board workshop was held on Feb. 2nd – no action was taken. It has worked well and I would like to continue them. This seems to be a good way to work things out without the formality of a Board meeting. I would like to suggest to the Board that we put the 4th Tuesday 1 PM and reserve for workshops and listen to Committee reports, recommendations or discuss motion among ourselves. Work shops for the Long Term Committee requested it be placed under OTHER BUSINESS. The thirty year celebration: I have not received any input and still would like to put together a Committee. If no one volunteers to help I will go to the Tuesday Club and request their participation and other Clubs and Committees. I have had a few people express concern with the budget for this year and the raise in dues. We will be conservative and I will ask for more volunteers to keep our costs down.

Owner's Forum: J. Sutton read Anita & Dave Brown's letter requesting extending exercise room hours with a key pad and the District Reps poll their residents for opinions.

Correspondence: Sec. J. Sutton read 5 correspondences addressed to the Board: 1. Resignation of Ken Stone as head of Security. 2. Resignation of Guido Romano from the Finance Committee. 3. Pat Miller outlined her opposition to changing the date of the garage sale from Oct to August. 4. PROSS (Professional Retired Ornerly Single Seniors) D. Weidenkeller and Dorothy Stiles requested approval for use of the fireplace room for Saturday night games (moved to other Business). 5. Ed & Linda Payton requested that the appropriate Rules and Regulation be enforced regarding the conditions of lot 606. President Johnson thanked Ken and Guido for serving and especially for Ken's service of 10 years on the Security Committee. He will be missed (applause).

General Manager's Report: L. Dashofy reported that a new meter, valve and back flow prevention device has been installed in the RV park replacing a 30 year old meter at a cost of about \$1,000. At the request of Security and to provide better visibility the hedge was trimmed down and will look better. The attorney's bill was for two questions and is included. Today we received the balance of the bill and it totals \$1,651 for the two questions. We have placed 4 liens, 5 had been approved but one is now nearly current so four placed. We now have 4 serious delinquencies and quite a few that are probably just late. We will need to stay on top of it. We revisited the Garage sale dates. The Standards Committee does not know what the wishes of the BOD are. The new cable contract has been received and we will be only \$400 over budget and we are on a new 5 years contract. Thanked the computer Club for offering to purchase a new computer for the coffee room. Thanked Pat and Ella, they have worked for four weeks getting the cards ready for the installation of the new gate system. East gate should be done on Wed. and the West gate should be completed by Friday. A reminder was made that the BOD has a cut off date for correspondence prior to the BOD meeting.

Director Grenfell asked: Why we have another lawyer charge for \$735? Answer: the fee was for filing liens that are charged against lot owners. Does the Standards Committee have a chair person? No. Are we going to address lot 606 and are we going to have maintenance go and check lots as we did last year? President Johnson suggested we put it up under other business.

Financial Report: John Morgenegg reported total cash \$267,742.42; Total Reserved Funds \$274,160.12. Total checking and savings have \$541,902.54.

Committee and Club Reports: ACC G. Romano: One application approved for lot 588 for demolition of dwelling; lot 24 approval of a temporary dog run fencing; decking for lot 633 and tentative approval for construction on lot 590 subject to request for additional information. GERT: Ken Stone: Meeting Feb 11 at 1 PM to revitalize program and have exercise this summer. Airport Mgr. reported he thinks kids from GT are running across runways!! Property Committee: W. Fisher:

Planning to have an energy audit done for the entire common area. The purpose is to determine current and future needs. We are now considering water meters and a water company. We want to thank Bill James for all his time spent in developing the plans for the heat pumps for the adult pool. Roads are being evaluated by the Property committee, Long Term and Financial in order to bring a plan to the BOD. Long Term Committee: B. Frasier: Held workshop Feb 2nd with BOD, results of the property owner's survey. Items of the Plan Development, suggestion and ideas were given on how they could be carried out. The Board is to prioritize. Suggested BOD do a sewer/water study by an engineering firm. Standards had no report. Tuesday Club: R. Smelly: Valentine Steak dinner Feb. 14th will be \$10 and will start at 5 PM; Bunco will be Tuesday Feb 16th and 28th at 2 PM: Lunch will be at the Bay Street Grill on Tuesday, Feb. 23rd at 11:30. Coffee social was held on Feb 2nd and they would like to see more attend. Computer Club: G Fisher: Will replace coffee room computer with windows 7. Computer lab is operational with 4 stations. They are requesting that users of coffee room computer not change the icons. Classes are still on first and third Wed. every month. Four groups are using the lab equipment. Every GTV computer should have these three programs, Malwarebytes, Spybot and AVG Virus Checker- all free.

City Report: B. Johnson had no report.

Unfinished Business: (01-02-10) West retaining wall: (second reading) with color \$17,920 plus electrical work will be under budget of \$20,000. F. Burns: **Motion to approve retaining wall, 8 yes 1 no, passed.** (09-09-09) B. James presented final drawings and contract for BOD review only. To be installed within two weeks. (01-10-10) B. Johnson: **Motion to dismiss the Standards Committee, 9 yes, passed.** (01-11-10) GTV Welcoming Committee to be an ad hoc committee under the BOD. B. Johnson: **Motion to establish a Welcoming Committee chaired by Bea Ollar, voice vote, passed.**

New Business:

(02-01-10) Financial Investments: J. Morgeneegg: **Motion to invest approximately \$59,258, currently in a State Farm CD that matures on 2/24/10 into a flexible CD with Oregon First Community Credit Union APY of 1.9% (reserve account) and move \$125,000 from Sterling Operating account into a State Farm Money Market, current yields 1.35%, 9 yes, passed.** (02-02-10) 2010 Committees: B. Johnson: The listed committee omitted is Standards and we need to add Long Term Planning Committee. D. Layton: **Motion to approve list of Committees as corrected, voice vote, passed.** (02-03-10) Water Meter Rule: Fred Burns: Changes in water meters last Rev. # 3 of August 2009; four changes based on attorney's advice (see posted copy). **Motion to accept water meter revision #4, 9 yes, passed.** (02-04-10) Resolution regarding attorney advice: G. Romano: **Motion to rewrite and to submit to March, 2010 meeting, 9 yes, passed.** (02-05-10) Amend Computer Club Charter contents questioned. B. Johnson: **Motion to table, voice vote, passed.** (02-06-10) Volunteer to scan documents: L. Dashofy: We have a lot of minutes to scan and Donna Weaver has volunteered to do it in the evenings. She will need a scanner so we need to get prices. (02-07-10) CAI membership: Guido Romano: **Motion to approve CAI Membership, 8 yes 1 no, to 2nd reading.** (02-08-10) GTV Website. B. Johnson: We need to update Website and will refer to Gene. Guido, President B. Johnson and General Mgr will review. (02-09-10) Request for water Engineering Report: L. Dashofy and B. Johnson: **Motion to send to the Property Committee and work up a proposal and report to BOD at the March meeting, voice vote, passed.** (02-10-10) Exercise Room hours: G. Romano: **Motion to table to March meeting, voice vote, passed.** (02-11-10) Resolution format: G Romano: **Motion to approve Resolution Text format, voice vote, passed.**

Other Business:

1. Long Term Planning Committee Ad Hoc Committee Operating Procedures.
2. Lot 606 violations. Manager to write letter.
3. PROSS request to use Coffee Room 'Sat nights for games: G. Romano: **Motion to Approve, voice vote, passed.**

Announcements: Thanked Tuesday Club for serving cake. Potluck will be sponsored by District 2 on February 26.

Adjourned: 4:15 PM

Jo Ann Sutton, Secretary