

GREENTREES VILLAGE, INC.

Board of Director's Meeting
January 12, 2010

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

Flag Salute

Roll Call of the Board of Directors: Representative of District 9 was absent seated was alternate Dolores Morgan.

Approval of the Meeting Minutes: Minutes of the December 8, 2009 Board meeting were approved as presented.

Retiring of the 2009 Board and seating of 2010 Board: Seated District 1: Fred Burns; District 3 Guido Romano; District 7: John Morgeneegg; District 9: Bill Johnson. Alternates Dolores Morgan, David Johnsen and Donna Weaver.

Roll Call of the 2010 Board of Directors All present except District 5.

Seating of District 5 Representative: District 5 was all write in candidates. Dean Layton will represent District 5.

Election of Officers: President: Jo Ann Sutton nominated Bill Johnson, Bill James nominated Guido Romano. Bill Johnson was elected President: Jo Ann Sutton nominated Mike Grenfell. Mike Grenfell elected. Secretary: Bill Johnson nominated Jo Ann Sutton. Jo Ann Sutton elected. Treasurer: Jo Ann Sutton nominated John Morgeneegg. John Morgeneegg was elected.

Presidents Comments: President Johnson congratulated the new officers for 2010 and he will keep the same procedures that Mike Grenfell used. He thanked Mike for a job well done and he presented Mike with a card from the Association.

Owner's forum: Lot 236, Jones, spoke against early closing of the pools.

Correspondence: none

General Manager's Report: L. Dashofy reported that the freeze caused 38 broken water lines all on private lots. New gates will be done 2nd week of February. A letter will be mailed with personal pin number and there will be a temporary separate gate code for each month for contractors. There have been two weekend attempts to break in to the maintenance shop. We are buying new door locks and dead bolts. Need a motion to place the officers on the bank accounts Bill James: **Motion to Place Bill Johnson, Mike Grenfell, John Morgeneegg and Pat Stanton on bank accounts, voice vote, passed.** There will be a special meeting of the finance committee to determine where to place our money for best interest. We have renewed our property insurance with Philadelphia Insurance with only an \$8 increase per year. Requested Board members refer to Governance Guidelines and recommended having Board orientation (Romano requested it be placed under other business).

Financial Report: L. Dashofy. The end of the year we went thru our \$50,000 buffer due to increases in water and sewer bills. We used the most water ever. We have \$155,137.90 in our operating account. This is misleading due to receiving dues for next year this year. Reserves have \$247,629.34 still a little low.

Committee/Club Reports:

ACC: G. Romano reported lot 92 to add garage. Lot 47 to add rear fence and requested variance to add side fencing. This will be brought up under new business. Pres. Johnson will allow the Board to ask questions on Committee reports. **Bingo:** Jo Ann Sutton read a letter from the 2009 Bingo Committee advising the President of 2010 they were recommending Charlotte Hunt as Chair/agent and Jo Ann Sutton, Gloria Leet and Jean Hosking co-agents for the year 2010. This will be placed under other Business. **GERT/Security:** Ken Stone says owners need to keep property looking lived in, use lights, alarms etc. GERT means Greentrees Emergency Response Team volunteers that get together to meet emergencies. It is time to plan a practice for this summer. I will call for a meeting for the 2nd week of February. **Property Committee:** W. Fisher. The Committee was made aware of the deteriorating road conditions and they have turned it over to Long Term Planning. They are researching water leak detection devices.

Standards Committee: Mike Grenfell have subjects of Number of vehicles on lots, metal carports and flags and banners and would like the Boards wishes referred to other Business. **Long Term Planning:** B Fraser. They are waiting the results of the BOD survey to the homeowners. Deadline, Jan 30. Invited the Board to its next meeting on Feb. 2nd at 2 PM. LTP request BOD consider establishing a "Welcome Committee" to familiarize with the Rules & Regulation and CC &R's and amenities offered. Beatrice Ollar agreed to chair this Committee **Tuesday Club:** R Smelly Saturday Jan 16 pancake breakfast 8 to 10. Bunco, Jan 19 and 31st 2 PM. Lunch at the Casino Jan. 26th. The volunteer of the quarter committee includes Mary Lu Benson, Carol fisher, Ruth Smelly. **Computer Club:** R Jones Held Rose Bowl Party Jan 1st. On Jan 6th Parker Kendall gave tips on using Google. The third Wed. Jep Norwood will be answering questions Meetings at 11:30 AM.

Unfinished Business: (09-09-09) RV pool heat pump: B. James contract out expect to hear within days. (12-05-09) Legal Opinion: B Johnson would like to refer to the Properties Committee. L. Dashofy wrote letter to attorney and asked five questions: 1) is it within the board's power to go onto private lots to shut off the broken lines to prevent them from leaking during the recent cold snap? 2) Can the Association shut off the water supply to delinquent owners despite the fact that the owners own and maintain the equipment to do so? 3) If the owner doesn't have a shut-off mechanism, can the Association install the necessary equipment in order to shut off the water supply and then assess the owner for the installation? 4) Would requiring new owners of existing lots to purchase and install water meters at time of purchase be considered a special assessment levied against an individual owner, and is that allowed under governing documents?

New Business: (01-01-10) Selection of date for Garage Sale: L. Dashofy. Last years Board made a new rule for the new Board to name a date for a garage sale and it will be promoted by the Association. The Standards Committee suggested Oct 9th 2010 and Aug 28th. Guido Romano, **Motion to refer to Committee, 4 no, 5 yes, passed.** (01-02-10) 1st West Retaining Wall: F. Burns: Replace 275 ft wall. A bid of \$17,570 was received. Due to electrical lines properties is requesting \$20,000. **Motion to approve up to \$20,000 to cover contingencies. Amend to refer to Properties for color, 2 no 7 yes, to second reading.** (01-03-10) Delinquency Liens: L. Dashofy. Need to place 5 liens. The board is no longer supposed to discuss in open meeting so if Board wishes to discuss we will need to go into executive session. At least 3 are abandoned. Ask the Board to approve the 5 liens on these properties. It will cost about \$250 each for a total of \$1250. In Oregon law, home owner's liens grow with the debt and only need to place it once. Mike Grenfell, **Motion to approve, 5 liens as include in agenda, voice vote, approved.** (01-04-10) Variance request for a fence on lot 47. G.Romano, **Motion to approve 6 ft chain link fence, 9 no, failed.** (01-05-10) Charter Communications: J. Sutton read Charter notice of increase of cable fees. L. Dashofy says we pay \$14 per month and the increase was to \$29. A special meeting of members from the Finance Committee and some Board members was held and they decided to write a letter regarding the current contract which is a roll over contract. Charter has a contract for \$14.50 about \$1800 over budget. Contract has not been received. It will be a 5 year contract. (01-06-10) Adult Pool winter hours: M. Grenfell, would like to see the times change and consider it from October to March. Guido Romano, **Motion to table 7no 2 yes failed.** M. Grenfell: **Motion to approve adult pool winter hours, 1 yes 8 no, failed.** (01-07-10) 2010 Annual Meeting: B. Johnson. This year is our 30th year and the membership voted to have an anniversary celebration. Anyone interested in being on the planning committee call Bill Johnson or Louis. We are open to suggestions. Membership. (01-08-10) Tuesday Club Schedule: R. Smelly read activity schedule. See posted list. J. Sutton, **Motion to approve schedule as outlined adding Aug 7 annual meeting and party, voice vote, Approved.** (01-09-10) Board meeting Schedule: L. Dashofy required approval of Schedule. Add August party. J. Sutton, **Motion to approve BOD meeting schedule, voice vote, passed.**

Other Business: Resolutions: G Romano **Motion to approve Resolution format.** Pres. Johnson: **Motion to Table voice vote passed** Workshop: B. Johnson **Motion BOD put on orientation workshop on Wed Jan. 20th at 1 PM voice vote passed** Bingo: J Sutton **Motion Board to approve Charlotte Hunt Chair/agent co-agents Jo Ann Sutton, Gloria Leet, Jean Hosking voice vote passed** Long Term Workshop: G Romano **Motion to have workshop with Long Term Committee Feb.2nd, 2PM, voice vote, Passed** Welcome Committee: G. Romano **Motion to form Welcome Committee to work under Long Term Committee: voice vote Passed.** Tabled large vehicles G. Romano **Motion to take from the table large vehicle issue and to be sent back to Committee, voice vote, passed.**

Announcements: President Johnson thanked the Tuesday Club for serving cake. Pot Luck sponsored by District 1

The meeting adjourned at 3:38 PM

Jo Ann Sutton, Secretary