

GREENTREES VILLAGE, INC.
Minutes of the Board of Directors Meeting
July 13, 2010

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

Flag salute:

Roll call of the Board of Directors: Representative of District 6 absent. Alternate Dave Johnsen seated. Alternate Donna Weaver present. (Note: District 8 Sharon Muehlbauer left at 2:05 Donna Weaver seated) 8 Districts represented. Secretary Jo Ann Sutton advised President that District 6 Representative had missed 3 meetings. Due to his contributions to the board the President requested a letter be sent asking his intentions. D. Johnsen made a **Motion that a letter be written asking his intentions, voice vote, passed.**

Approval of the Agenda: D Layton made a **Motion to approve:** G Romano moved to **amend the agenda to add three items under Other Business, voice vote, passed.** GM corrected number sequence under new Business.

Approval of the June 8, 2010 minutes: D. Layton made a **Motion to approve minutes, voice vote, passed.**

Presidents Comments: Thanked Fred Burns and Leo Goddard for building a podium. The newly passed requirement to survey before placing a new home has worked well.

Owner's Forum: Lot 34: Pam Spagna requested we look into limiting the number of rentals. Lot 168: G. Romano: Bocce ball has over \$200 donations and needs more. Donations may be made in the office.

Correspondence: Letter from Lot 676, Mr. and Mrs. Jackson, regarding improper parking of travel trailer on lot 674, a violation of our CC&R's, 9.a Also included signatures of neighbors.

General Manager's Report: L. Dashofy. The road sealing is complete in the 5 year plan. Next year will start replacing roads and go back to reseal one fifth of roads following year. Maintenance will be painting lot numbers. The sauna had electrical problems, repaired. Cars with for sale signs have been parked at the club house which is not allowed. Annual meeting mailing will be mailed by Friday, July 23rd. Warren Marshall has been doing Food Share and they have requested we move it to November so it will include the holidays. It is possible that Florentine will be changing their gate system and due to the high cost of parts will look into obtain the reader and pass. Maintenance has removed seven trees. Lot 225 is in escrow and we have a lien and will recover our assessments. There are 15 delinquent units, 4 or 5 serious ones. We have had complaints regarding yard sales. Manager has requested approval to place a lien on a delinquent lot. G Romano made a **Moved to place lien on lot, 9 yes, passed.** Resurfacing of the adult pool deck will be done the first week of August and the pool will be closed for a few days. The family pool temp will be increased for that time.

Financial Report: J. Morgenegg reported Checking/Savings \$245,205.23; Reserves of \$260,435.47 and total checking/savings \$505,640.70 still on course but need to be cautious.

Committee and Club Reports: ACC: B. Johnson. Approved lot 164 for a shed, fence and parking. Lot 509 pave existing parking. GERT: Ken Stone. West Lane Emergency Operations group has reorganized "Are You Ready" program. Call fire station regarding free classes. Properties: Wayne Fisher submitted suggestions for reserve expenditures for 2011 budget. Water

system: Gathering more info. on valves and individual services. Long Term Planning: B. Fraser. They are working with local Post office, fire dept. and ambulance service regarding changing addresses from lot numbers. Tuesday Club: R. Smelly. Flea market is July 17. Lunch will be on July 27th at 11:30 at the Casino. Computer Club: G. Fisher. Removed 560 threats and placed a note on computers not to change icons as it takes an hour to correct. Thanked J. Morgeneegg for his work on ads and urged us to use them.

City Report: No Report.

Unfinished Business: (05-08-10) Vosseller request: B. Frazer presented recommendations (see attached) J. Morgeneegg made a **Motion to accept LT plan fee for classes. GM to write rule, voice vote, passed.** (06-05-10) Guidelines for Phone Tree: D. Johnsen presented list for system. G. Romano made a **Motion to accept Phone tree list as presented, voice vote, passed.** (06-10-10) 2011 Budget: J Morgeneegg made a **Motion to accept Budget as presented, 9 yes, passed.** (at 2:05 Dist. 8 Rep. left. Alternate Donna Weaver seated) (06-13-10) Lot 30 foreclosure: G. Romano, bid would have to be \$32,000. **Motion that Association offer bid not to exceed \$32,001, 9 no, failed.** (06-12-10) Tuesday Club flyers: L. Herbig. (2nd reading) **Motion to approve Tuesday Club flyers, 9 no, failed.** (06-16-10) Water isolation valve replacement: L. Dashofy reported on water valve replacement on an 8 " line cost \$4500 of an approved \$7000. Now will dig up service line and take a look and report to the board.

New Business:(07-01-10) 2011 Reserve Expenditures: L. Dashofy. Replacement of maintenance truck and new dump trailer for \$25,000. Electric line replacement for \$27,000. 5 year commitment to PUD to replace lateral lines from transformer to meters to bring up to code reviewed other expenditures. (07-02-20) G. Romano made a **Motion to approve RB Taylor as ACC Chairman, 9 yes, passed.** (07-03-10) G. Romano made a **Motion to approve Mike Grenfell to Finance Committee, 9 yes, passed.** (07-04-10) Lot 407 complaint: D. Johnsen made a **Motion that vehicle stored in Greenbelt of common area be removed and per 5.3 shrubs be replaced** (after extensive discussion, J. Sutton made a **Motion to table, 8 yes 1 no, passed.** J. Morgeneegg made a **Motion to ask about Boards power to grant or retract a variance and include the word shall, 9 yes, passed.** (07-04-10) Director communications: G. Romano made a **Motion for approval that correspondence generated by the GM to members and owners of GT a copy of which will be placed in the District Reps. file in the office. All correspondence from the GM dealing with delinquencies are excluded, 5 no 4 yes, failed.** (07-05-10) Annual meeting agenda: B. Johnson. Standard annual meeting agenda except will register half hour earlier. (07-06-10) Purchase fireproof file for ACC: L. Dashofy. Need new fireproof cabinet. Price would be \$2100. B. Johnson made a **Motion to approve purchase of fire proof legal size cabinet to hold ACC documents at best price possible not to exceed \$2100. 9 yes, passed.**

Other Business: G Romano **Motion to table 3 items to next meeting, voice vote, yes, passed.** G. Romano made a **Motion to defer correspondence to next meeting, voice vote, passed.**

Announcements: Thanked the Tuesday Club for serving cake. Pot luck sponsored by District 7 on July 23rd.

Adjourned: 3:46 PM

Jo Ann Sutton, Secretary