

GREENTREES VILLAGE, INC.
Minutes of the Board of Directors Meeting
May 11, 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.

Approval of the Agenda: D. Layton moved to approve agenda as amended G. Romano corrected RP-05-04010 and J Sutton Added Vosseller request to new business. **voice vote passed**

Approval of the April 13th and April 27th meeting minutes: D. Layton moved **voice vote passed April 13th minutes April 27th correction of misspelled name. Voice vote passed as corrected.**

President's Comments: Thanked the BOD, lot owners and L.T. Committee for attending Workshop on Long Term Planning Plan.

Owner's Forum: # 535, R. Smelly of the Tuesday Club requested permission to place a 3x4 alum. sign around the park about a week before an event. J Sutton: **Motion to place the Tuesday Club sign request under Other Business. Voice vote Passed.** Lot #259, K. Stone voiced concern about the lack of meeting attendance. Lot #640, E. Peyton agreed and suggested appointing an official greeter. Lot #698, B. Frasier recommended keeping any fees low for classes given. Lot #404, E. Schultz questioned gate problem and suggested we leave them open from 8 to 5.

Correspondence: Letter from P. Vosseller requesting use of Multi Purpose room And questioning charge for classes. Secretary's note: item has been placed under New Business 05-08-10.

General Manager's Report: L. Dashofy placed a lien on lot #225. That brings the number of liens to four. Two are considered abandoned, we may need to decide to foreclose. We have a new employee, James Tennison who will work weekends. BOD and officers insurance renewed May 11th for \$2,361 with J. K. Pratt & Co. Same price as last year. Real estate broker had a potential buyer that is a licensed marijuana grower. Our attorney advised us it is illegal under Federal law and our CC&R's. We are almost out of smart passes. Reserve study for 2010 and preliminary budget will be presented in June and presented to owners in August. Gate problems all mechanical. Putting in new pedestal and exit gear box on East side. Pass Reader on West side needs replacing for about \$4000. Letter of warning sent to Lot #262 on parking of RV. Long term water leak found at lot 128 and repaired. Isolation valves to be exercised May 17th. Street sealing on West side will complete five year cycle. That will be in June. Thinking of sliding glass door from Rec. Hall to family pool.

Financial Report: J Morgeneegg \$ 258,533.94 in operations account, Reserve funds \$ 268,415.11. Total checking and savings \$ 526,949.05. As of April 30th we are under on most expenditures and over on collections.

Committee and Club Reports: ACC, G. Romano: Applications approved: lot #137 construct a

handicap ramp; Lot #259 replace concrete drive; lot #695 installation of a pre-fab storage building; lot #573 relocation of deck steps and convert entrance to a ramp. GERT, K. Stone: Committee working on an emergency plan and recommendations for Greentrees. Will have June or July. Properties Committee, W. Fisher: exercising valves in park and doing resolution to more clearly define the responsibilities of the utility services for Association and lot owners. Long Term Planning Committee, B Fraser: productive meeting with BOD and LT members have been assigned items, report next meeting. Tuesday Club, R. Smelly: Luau May 16th at 4 PM \$ 7, bunco May 18 & 30th 2 PM, lunch Morgan's Country Kitchen at 11:30, Flea Market tables on sale. One per lot owner. Computer Club, L Dashofy: reported that D. Cutting has resigned as President and they are meeting May12 for elections at 11 AM.

City Report: B. Johnson not attending. Need someone to volunteer to attend.

Unfinished Business: (03-05-10) L. Dashofy reported factory working on pumps to get them in sync. They will be paid on completion. Had full month electric and propane and are saving a little over \$1000. (04-06-10) Request for larger signs at gates: G Romano **Motion to approve installing of large sign to advertise GT events 6 no 3 yes fails** (04-08-10) Phone Tree for GERT G. Romano **Motion to Approve phone tree 9 yes passed.**

New Business:

(05-01-10) Purchase of spa heater for \$ 3800: L Dashofy; J. Sutton **Motion to approve purchase of spa heater for \$3800 9 yes pass.** (05-02-10) Purchase of gate pedestal for \$2800 by L Dashofy; G. Romano **Motion to approve gate pedestal and gear box, 9 yes, passed.** (05-03-10) ACC Mission statement: G. Romano; **Motion to approve ACC mission statement, 8 yes 1 no, 2nd reading.** (05-04-10) ACC rule requiring survey: G Romano; **Motion Rule to require survey for new or replacement home 9 yes, passed.** (05-05-10) 30th anniversary party: B Johnson; **Motion to spend \$200 for signs for Party 8 yes 1 no, 2nd reading.** (05-06-10) Board first readings: G. Romano: **Motion to Approve: 1st readings, 1 yes 8 no failed.** (05-07-10) Rental application fee, Administrative Policy R A-05-07-10 as amended by D. Johnsen: **Motion to Amend 9 yes, passed.** (05-07-10) G. Romano **Motion to establish Rental Application fee, voice vote approved.** D. Johnsen: **Motion to notify owners for month of May voice vote passed.** (05-08-10) Vosseller request to use multi purpose room: G. Romano **Moved to table and refer to Long Term Planning Committee: 2 no 7 yes, tabled.**

Other Business: (05-09-10) Tuesday Club sign: B. Johnson; **Motion to allow Tuesday Club to buy one A frame alum. sign, maintain and place around Greentrees to publicize Tuesday Club events in Association areas: 9 yes, passed.**

Announcements Pres. Johnson thanked Tuesday Club for serving cake. Potluck sponsored by District 5 on May 28th.

Adjourned: 3:15 PM

Jo Ann Sutton, Secretary