

GREENTREES VILLAGE, INC.
Minutes of the Board of Directors Meeting
November 9, 2010

Call to order: 1:00 by President Bill Johnson

Flag salute:

Roll call of the Board of Directors: District Representatives for Districts 3, 7 and 8 absent. 6 districts represented. No alternates.

Approval of the Agenda: F. Burns made a **Motion to approve**. D. Johnsen **amended motion to add rules and regulations on cutting of trees to Other Business, 5 yes, 1 no.**

Approval of the October 12, 2010 minutes: D. Morgan **Moved to approve**. D. Johnsen **amended to correct voting for District 7 on votes numbered 11 & 12**. F. Burns **Moved to approve as corrected, voice vote, approved**. Pres. Johnson noted that the change did not affect the results.

Presidents Comments: November Food Drive bags will be passed out and hung on the residents doors Monday the 15th and Tuesday the 16th. They will be picked up Wed. the 17th. Please leave on your front porch. If you forget, call the office and someone will pick them up. The Craft Fair put on by the Tuesday Club will be Dec. 4th and they are looking for volunteers. The Christmas party will be hosted by the Tuesday Club. Correspondence included in your agenda for you to read is very good and in response to my message in the newsletter. I wish more would respond. Pres. Johnson thanked owners who responded to Newsletter article.

Owner's Forum: Lot 676 M. Jackson wants to have an open house once a month for 3 hours. Lot 414 D. Johnsen suggested going back to full member BOD and an alternate for each district would change Bi-Laws 4.2 & 4.3.

Correspondence: Secretary J. Sutton read resignation of K. Johnsen from ACC Committee. Pres. Johnson thanked Kerstin for her service.

General Manager's Report: A new truck was purchased for the Maintenance Dept. It is a 2 years old F150. A bed liner has been installed, a rack is being built and the GT sign put on. The Maintenance Dept. replaced a water service on lot 632 per board approval and found the pipes in good condition and that completes projects for this year. The 2011 Board will take the pipe samples to an engineer for review and work on a plan for our future water service. The adult pool cover rails broke and cost \$1900 for Emerald Pools to replace. The adult pool heater has a problem and we are working on it. We are having talks with the factory. The heat pump is doing well. Charter cable says residents have until Nov. 20th for free box and next bill should have credited those who were billed for box. The new fence that was put in to protect our gravel supplies is done and they did a nice job. The maintenance dept put in the slats and saved us money. We have two uses of the Hall for Nov. One is the Florence Herbal Enthusiasts on Friday Nov. 19th approved by the Board. The other is Sunday Nov. 14th for Crafts for Christmas for lot 627. Road repairs are completed. The Food drive will be Nov. 16th & 17th. The Computer club wants to change the elections. I recommended that it be put off to next year and the Board can review and make changes to the charters, Mgr. came to the board and requested a scanner but we are able to do it with our copier and have almost completed the digital scanning back to 1980. We will store the information off property on a digital recording device. \$125 was spent to purchase LCD lights that will use a fraction of the electricity. Our Property taxes for this year are \$1754. A \$500 circuit board was purchased for the out gate on the East Side and it is working.

Financial Report: L. Dashofy: Operating account has \$201,798.53; Reserve account has \$247,096.89. We are under budget on most items. We spent \$16,000 from reserves to purchase the truck ahead of schedule. We are under on electricity, propane, sewer and water which allowed us to reconsider the increase for next year. Found a problem with the city water meter on the West side not recording water correctly.

Committee and Club Reports: ACC: RB Taylor approved lot 271 for a metal carport. Lot 640 was given tentative approval of a shed extension. The tentative is for verification of the property lines between lots 638 & 640. The owners will share the cost of a survey. We lost a person from Committee due to meeting times. I would like to nominate James Gregg to fill position. Pres. Johnson appointed James Gregg to the ACC Committee. The board approved. GERT: K Stone: It is the time of the year for burglaries so keep eyes your eyes open in your neighborhood. We need volunteers for night drivers for security patrols. Properties Committee: W. Fisher: The committee is finished with reserve projects for the year 2010. We are still evaluating the water. The minutes of the committee meeting corrected item # 4 & 8. Rental Ad Hoc Committee: F. Burns: We have determined the problem is not with the rentals. We have requested the Manager contact Board when rentals reach 20%. We request that the BOD disband the committee. Pres. Johnson accepted and the office will monitor rentals. Tuesday Club: R. Smelly: Thanksgiving dinner will be Nov. 25 at 4 PM in the rec. hall. A fee of \$5 for guests and please bring side dishes. Election of officers will be Nov. 30th. Holiday Craft Fair will be Dec. 4th from 8am to 3pm. We will be serving hot dogs and hamburgers and bake goods will be on sale. The Christmas party will be on Dec. 12th from 2-4 pm. Please bring unwrapped toys, finger food and items for food share. No lunch out in November. Computer Club: Pat Miller: Classes held twice a month on 1st and 3rd Wed. at 11 Am. All are invited. We also need instructors. We purchased two new chairs, one was a replacement. Will have regular classes in December and elections will be on Dec. 8th.

Unfinished business: (10-05-10) Standards Committee: G Romano is absent and Pres. Johnson referred it to next meeting. A suggestion to postpone to new BOD of 2011 suggested and Pres. Johnson will mention to G Romano. (06-10-10) 2011 Budget: L. Dashofy: Budget approved in July and reviewed in Nov. It had been approved for \$168. The Finance Committee has revised it to \$162 per month. The BOD also reviewed 2011 Reserve Expenditures. F. Burns made a **Motion to approve the budget and Reserve Expenditures, 6 yes, passed.**

New Business: (11-01-11) Owners petition against address change: J. Sutton: The BOD passed a request for the Long Term Planning to add a change of address to their agenda. I have received petitions with over 150 signatures protesting any change. (preamble on petition read) **Motion that a resolution be approved to remove the change of address from the Long Term Plan approved by the Board, 6 yes, passed.**

New Business: (11-02-11) Open Houses: B. Johnson: After much discussion F. Burns made a **Motion to postpone the issue and place on the agenda for the January 2011 BOD, 4 yes, 2 no.** (11-03-10) RV Park rules: L. Dashofy: Reviewed new rules and rule handouts. B. Johnson made a **Motion to put current rates under f and delete #2 on RV handouts, 6 yes, to second reading.** (11-04-10) Report of Rental Committee: Refer to Committee and Club reports.

Other Business: Rules and Regulations for cutting of trees: D. Johnsen made a **Motion to require residents to get permission to cut trees in greenbelt, 3 yes 3 no, failed.**

Announcements: Pres. thanked Tuesday club for serving cake.

Adjourned: 3:15

Jo Ann Sutton, Secretary