

GREENTREES VILLAGE, INC.
Minutes of the Board of Directors Meeting
October 12, 2010

Call to order: 1:04 by President Bill Johnson

Flag salute:

Roll call of the Board of Directors: Representatives of District 5 and 7 absent. Alternate Donna Weaver seated. District 7 vacant 8 districts represented.

Approval of the Agenda: D. Johnsen made a **Motion to approve, voice vote, passed.**

Approval of the September 14, 2010 minutes: D. Johnsen made a **Motion to approve, voice vote, passed.**

Presidents Comments: I went through 10 years of minutes to see how many variances were approved. 18 variances requested: 10 for development of greenbelts, 9 approved. 8 for other variances and 4 approved. Also went through our governing documents and broke down where the BOD had power to grant the variances. It is mentioned in the CC&R's, By-Laws and Rules & Regs: 9 Places; 7 in CC&R, 1 in By-Laws and 1 in Rules & Regs.

Owner's Forum: Lot 404 Ed Schultz reported that he had guests use the RV Park and they were charged \$20 per night for 4 nights. They had gone on our Web site and it is listed as \$15 per night and I feel they should be credited for \$5 per night. As of this morning it has been changed to \$20. Gene Fisher has the pass word to the Web site and that should be changed. Suggest sign posted in RV the park. Lot 676 W. Jackson trying to sell home and would like to have open house sign to help owners.

Correspondence: Secretary, J. Sutton read 3 correspondences: 1. owners Mr. & Mrs. Jackson requested opening the gates upon written request to conduct an open house. D. Johnsen made a **Motion to move to Other Business, voice vote, passed.** 2. Lot 407 G. Kaminski questioned the BOD consideration of voiding the previously granted variance since no violation has occurred. 3. Lot 80 Mr. & Mrs. Crispin request approval to rent space 1 for 3 months in 2011. G. Romano made a **Motion to move to Other Business, voice vote, passed.**

General Manager's Report: There is some confusion about the Board elections that needs to be cleared up before mailing out the ballots. Dave Johnsen is fulfilling the term of G. Romano; Dolores Morgan is in first year of alternate at large and has filled the seat of resigned Mike Grenfell so she would be up for election this year but her term as alternate would have another year. Normal situation would be for election of one alternate. But Dolores is running for District rep. If defeated does the Board agree she would still be alternate for one year? Bill Johnson: A **Motion was made that if a person does not win an election and he or she is an alternate with an unfilled term they would return to that position, voice vote, passed.**

Financial Report: L. Dashofy: Total cash \$212,279.56, Total Reserved funds \$258,078.34. We are under budget and over in income. The next BOD meeting will finalize the revised budget.

Committee and Club Reports: ACC: None. GERT: None. Properties Committee: Wayne Fisher. Still dealing with water and exercising valves evaluating water systems. Rental Committee: F. Burns had conference call with attorney and Gen. Mgr. and the attorney voiced

concerns of opening ourselves to lawsuits. He will present a proposal at next BOD meeting. Tuesday Club: Crafts for the Christmas Fair will be made at appointed times. We need your ideas and your help. A donated of \$100 was made toward the Bocce Ball court. Oktoberfest will be Oct. 31st at 4:30. The menu will be brats, salad, beer, and desert for \$5 .Luncheon out will be at the Restobar on Oct 26, 11:30. Computer Club: G. Romano: Business meeting will be on Oct.13th, 11:10 AM. Issues of reduced revenues and businesses that advertise will be discussed. Review some proposals and need to find a new President.

Unfinished Business: (07-03-10) Lot 407, D. Johnsen regarding variance made a **Motion to rescind variance for lot 407 and replant the area, 5 no 3 yes, failed.** (09-06-10) GTV address Change: B. Johnson wants to hold off until after City elections. (09-10-10) Material fencing: L. Dashofy reviewed contract and would like to get materials for inside at a cost of \$4060. G. Romano made a **Motion to approve, 8 yes, passed.**

New Business: (10-01-10) Purchase new truck. G. Romano made a **Motion to include rack and not to exceed \$17,000.** G. Romano **amended motion to \$17,500, 8 yes, passed.** (10-02-10) Nominations for the Board. J. Sutton read the nominees for the elections in even numbered districts. (10-03-10) Tractor repair, L. Dashofy: Cost \$2,065. (10-04-10) C. Hunt was added to finance committee. J. Sutton made a **Motion to appoint Charlotte Hunt to finance committee, voice vote, passed.** (10-05-10) Standards Committee: G. Romano requested we recreate Standards Committee. B. Johnson request Board members to look at it and have at next meeting but hopes to have some new people participate. (10-06-10) Resignations: Sec. J. Sutton. I have received resignations from the Long Term Planning Committee of Beverly Fraser, Connie Goddard and Howard Bunnell. Jim McBain has resigned from the ACC Committee. Effective today Dean Layton has resigned from the BOD. G. Romano made a **Motion that Donna Weaver be appointed as Dist 5 Representative, 8 yes, passed.**

Other Business: Request for open gate for open house for sale by owners. D. Johnsen made a **Motion to accept request as included in letter.** Note, Sec. J. Sutton pointed out error of statement in letter. D. Johnson withdrew motion. D. Johnsen made a **Motion to open the gates for a sale upon written request to the BOD.** After several amendments all parties withdrew their motion and it has been placed on the agenda for November so that all members will be aware of issue. A letter requesting that a guest be allowed to stay for 3 months in the RV Park. G. Romano made a **Motion to table request to new Board, voice vote, 7 yes 1 no.** Owner's forum: Request to refund claimed overcharge for RV spot. D. Weaver made a **Motion to be on next month agenda, hand vote, 3 yes, 5 no, failed.**

Announcements: Thanked the Tuesday Club for serving cake. No October Potluck.

Adjourned: 3:15

Jo Ann Sutton, Secretary