

Greentrees Village, Inc.

Board of Directors Meeting Minutes

April 12, 2011

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

Flag Salute:

Roll Call of the Board of Directors: Nine board members present. Alternate D. Catano absent. D Weaver absent for meeting from 3:15 to 4:00 pm.

Approval of the Agenda: Approved as presented.

Approval of the Minutes: Minutes for March 08, 2011 & March 15, 2011 approved.

President's Comments: B. Johnson called for a moment of silence to honor Della Stewart, remembering her for her service to Greentrees Village as past president and board member.

Owner's Forum: B. Prisbe-Sutton Lot 540 opposes an at-large board and if a vote is to be taken on the issue wants the membership to vote, not just the Board of Directors. K. Johnsen gave kudos to the pill container recycle program. The container is located in the ping pong lobby. Director D. Johnsen mentioned that Florence has advanced on the list of those communities attracting funds. Rhododendron Drive would be the recipient of a beautification makeover from 9th Street to 35th Street if the city receives the funding.

Correspondence: G. Romano read a letter from P. Spagna Lot 34 concerning speeding vehicles around the park and stated that permanent asphalt bumpers may be helpful to control speeding vehicles. Several other letters were read when the agenda item was brought to the floor that was of concern to the members.

General Manager's Report: L. Dashofy reported the association purchased pass readers and gate pass from Florentine Estates for \$200.00, the association received \$4643.00 in delinquent fees, the Friendship Club donated five card tables to the association, Mr. & Mrs Seivertson donated a roto-tiller, maintenance department built two benches for the Bocce Ball Court, electrical line crossings are being paved, Charlotte Hunt was hired as temporary office help, fireproof safe was purchased for ACC files, new yellow pages books now available in the library area, lights were replaced in adult women's restroom and Charter Cable still has billing errors. If a member gets one of these bills turn it over to the office.

Financial Report: D. Weaver reported the Association Operations Fund balance was \$312,707.22. The Reserve cash balance was \$266,891.86. Reserve Funds spent to date are \$43,325.

Committee and Club Reports: **ACC:** No report. **GERT:** K. Stone reported that the new director of LCC has requested a meeting with Greentrees Village members to discuss senior activities. He requested that the board consider a meeting with the membership to discuss the Tsunami warning event. **Property Committee:** W. Fisher reported the water-line study for evaluation will be sent to the engineering company. **Tuesday Club:** R. Smelly reported next luncheon will be held at the Bay Street Grill on April 26th. The Flea Market is on July 16th. Tuesday Club Breakfast is on April 16th, and Bocce Ball Open House for Greentrees residents will be on April 30th at 11 AM. **Computer Club:** No Report. **Bingo:** No report.

Unfinished Business:

(03-01-11) 2nd Reading. G. Romano moved to approve Mr. Hazen to be a member of the Finance Committee. Letters were read in support of Mr. Hazen's appointment from K. Stone Lot 259, P. Miller & J. Branson, Lot 585 and M. & E. Grenfell Lot 123. **Motion approved unanimously.**

(03-03-11) 2nd Reading. G. Romano moved to remove from further consideration the proposed Dog Run/Park since the Finance committee voted to not recommend to the board financial support. Motion approved unanimously

(12-05-10) Bromine in the Spa was halted. No Vote was necessary as the use of bromine was on a trial basis for one month.

New Business:

(04-01-11) Change to ACC Rule 34 - i. Steps for Lot Development. G. Romano moved to approve the ACC recommended change. B. Johnson moved to amend the motion to send the issue back to the ACC for review and revisions Rule 34. Motion approved unanimously.

(04-02-11) Board meeting Standards. President B. Johnson handed out and summarized a copy of "MODEL CODE OF CONDUCT FOR BOARD MEMBERS".

(04-03-11) Tai Chi classes on Thursdays. D. Johnson moved to approve additional classes for Thursdays. Approved unanimously.

(04-04-11) D. Weaver presented to the Board copies of the 2010 Financial Review. No vote was required.

(04-05-11) L. Dashofy reported on the 2011 Reserve Study. No vote was required.

(04-06-11) Directors and Officers Insurance. G. Romano moved to approve Renewal of Directors and Officers Insurance policy in the amount of \$2115.00. Motion approved unanimously.

(04-07-11) Variance for Fence Lot 46. Motion amended by G. Romano to grant variance with the stipulation that once the property was sold, the fence shall be removed. Motion approved unanimously.

(04-08-11) Pool Fence. W. Fisher moved to approve the construction of a fence between the pool heater room and the recreation hall in chain link at a cost of \$1650.00. Vote was 6 yes, 2 no with one director absent. Motion was approved. Issue referred to as a 2nd Reading.

(04-09-11) Open House Policy Resolution. B. Johnson moved to approve Resolution RP 04-09-11. D. Johnsen amended the motion to allow opening the entrance gates on the third Saturday during the months of April through September 2011, from the hours of 11:00 AM to 4:00 PM in order to allow owners to hold an Open House to display their properties. Owners will be required to register in the Greentrees office to participate. Motion approved unanimously. Letters in opposition to the issue, Kenneth & Jeanne Dick Lot 158 and Bill & Arlene Hazen Lot 290.

(04-10-11) Owner election for at-large Board of Directors. G. Romano moved for board approval, allowing the membership to vote at the annual meeting of Members a Bylaw change that all further elections of directors shall be by plurality. All members will vote for

all directors. Motion approved. Letters in opposition from Kenneth & Jeanne Dick Lot 158.

(04-11-11) B. Johnson moved to have a Critique on Tsunami Alert scheduled for May 03, 2011 at 1 PM. Motion approved.

Other Business: B. Johnson moved Board agreement to invite director of LCC to meet with association members. Motion approved.

Adjournment: Meeting was adjourned at 4:05 PM.

Guido Romano, Association Secretary

corporate seal