

Greentrees Village, Inc.

Board of Director's Meeting Minutes

February 8, 2011

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

Flag Salute

Roll Call of the Board of Director's: All board members present. Alternate Wayne Fisher was seated for District 7 in place of the late John Morgenegg.

Approval of the Agenda: Approved as presented

Approval of the Minutes: Approved as presented

Presidents Comments: Mr. Johnson remembered John Morgenegg to the Board and said he will be missed. The President thanked Guido Romano and Donna Weaver for volunteering for the board offices of Secretary and Treasurer respectively. Mr. Johnson then introduced Rand Dawson who spoke to the Board on behalf of the West Lane Translator, Inc. Board.

Appointment of Alternate to the Board: President Johnson appointed Alternate Wayne Fisher to fulfill John Morgenegg's term as Director of District 7.

Owners's Forum: D. Patton, lot #282, thanked the Board for their support of local community radio. E. Shultz, #404, asked that the road contractor refill the electrical line ditches.

Correspondence: Manager, L. Dashofy, read correspondence from Guido Romano, offering the Board his services as Secretary and correspondence from James Gregg offering his services as an Alternate to the Board.

General Manager's Report: L Dashofy reported that Lincoln PUD is replacing a transformer on the west side today. The Association is working with Lincoln on the line replacement project. It should be completed this month. The 2011 Reserve study is being done by the GM. The 2010 Financial review is being performed by Davis, McCulloch and Holloway. Maintenance is replacing the gas line to the Recreation Hall. Maintenance dept. has completed building the new fence around Family pool. We will be doing a water line replacement in the 400's on February 15th with Bill Elliot, civil engineer. The Maintenance has installed a lamp post donated by R B Taylor in the RV Park. The exhaust fans in the spa area must be replaced. Cost not yet known. The manager had to call police this morning to remove a transient from property.

Financial Report: L. Dashofy reported as of January 31st, the Association's Operation's cash balance was \$322,157. The Reserve cash balance was \$268,509. The Finance Committee has approved rolling over the Washington Federal Reserves CD for 18 months at a rate of 1.3%.

Committee and Club Reports: **ACC:** no report. **GERT:** K. Stone reported that the City's reverse 911 will soon include cell phones and computer based phones. West Lane Emergency Operations will begin stockpiling emergency supplies. **Property Committee:** W. Fisher spoke on the upcoming water-line study and the dog park. **Tuesday Club:** R. Smelly said the Valentines Diner was February 14th, Bunco is on Tuesday and lunch out was at Rosa's Mexican Restaurant. **Computer Club:** P. Miller reported that Jack Branson will temporarily be overseeing the Selling of ads and she will be doing the layout. She mentioned the Parker Kendall article in the upcoming newsletter. **Bingo:** no report.

Unfinished Business:

Election of Officers: Guido Romano was unanimously elected Secretary of the board. Donna Weaver was unanimously elected Treasurer.

(11-02-10) Open House rules: G. Romano motioned for a workshop on March 15th to discuss Open House policy with the residents. The Board approved unanimously.

(12-05-10) Pool Sanitizer: L. Dashofy reported that the Association will be using bromine as opposed to chlorine in the spa during the month of March.

New Business:

(02-01-11) Local Public Radio: D. Johnsen moved that the Association send a letter of support for community radio to West Lane Translator Radio Project. The Board approved unanimously.

(02-02-11) F. Burns motioned to approve use of the Hall by Herbal Enthusiasts on November 17th at no charge. The Board approved unanimously.

(02-03-11) B. Johnson moved to charge the Friendship Club for use of the Hall as stated in our rules. Vote: 7-2, the measure passed to second reading. The Manager was instructed to send a letter.

(02-04-11) ACC Rule change: S. Stewart-Sutton motioned to amend rule #34 of our Rules and Regulations (see attached). Motion was amended by the Board and passed unanimously.

(02-05-11) Special Interest Amenities: B. Johnson commented that all amenities are the responsibility of the Association and the Board should plan them thoroughly. G. Romano reported that the Bocce Ball court is complete. The Tuesday Club has donated \$150 towards a 'Grand Opening' to be held in March.

(02-06-11) G. Romano motioned that the Board of Directors assign the task of revising the bylaws to the Association Secretary, changing the governance of the Association from district representation to allowing all members to vote on all candidates for board membership. Vote: 5-4. Motioned passed to second reading. Subject to be added to the March 15th workshop.

(02-07-11) B. Johnson moved that the Board postpone any action on flags and banners until current court cases are resolved. The Board approved unanimously.

(02-08-11) G. Romano motioned that the Association join HOAleader.com for \$99 per year. The Board approved unanimously.

(02-09-11) D. Johnsen moved that the Board approve Tai Chi classes in the Recreation Hall one day per week. The Board approved unanimously.

Other Business: None.

Adjournment: Meeting was adjourned at 3:24 PM.

