

**GREENTREES VILLAGE, INC.**  
Minutes of the Board of Directors Meeting  
January 11, 2011

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

**Flag salute:**

**Roll call of the 2010 Board of Directors:** All representatives present except John Morgenegg, District 7.

**Approval of the December 14, 2010 minutes:** F. Burns made a **Motion to approve minutes, voice vote, passed.**

**Financial Report:** On December 31, 2010, Greentrees had \$252,561 in the Association's Reserve Fund account. At year end, we had \$240,341 in the Operating account. \$120,776 of those funds were prepaid owner assessments. After subtracting all liabilities, we had a cash balance of \$52,924. The bulk of the cash balance was derived from savings in water and sewer costs primarily due to a defective water meter on the west side. The meter began to malfunction in the last quarter of the year. Because we are not certain if the City will attempt to back-charge the Association once the meter is repaired, the Finance Committee recommends that the funds remain in our operating account.

**Retiring 2010 Board and roll call of the 2011 Board of Directors:** All representatives present except John Morgenegg. Alternate Wayne Fisher was seated for District 7.

**Call for nominations of officers:** B. Johnson and G. Romano were nominated for President by F. Burns and D. Johnsen, respectively. F. Burns was nominated for Vice President by B. Johnson. G. Romano was nominated for Secretary but declined. S. Stewart-Sutton was nominated for Secretary but declined. J. Morgenegg was nominated for Treasurer.

**Election of officers:** B. Johnson was elected president (5 votes- B. Johnson, 4 votes - G. Romano). F. Burns was elected Vice President (unanimous). The office of Secretary was not elected at this time. The Office of Treasurer will wait until February BOD meeting to see if J. Morgenegg is willing to serve.

**Presidents Comments:** B. Johnson thanked the Board for reelecting him President and asked the Directors and Alternates to attend a Board orientation on January 25<sup>th</sup> at 1:00 PM in the Multi-purpose Room.

**Owner's Forum:** D. Johnsen asked the Board and assembly to support Florence' efforts to build a multi-use path from 9<sup>th</sup> St. to 35<sup>th</sup> St. on Rhododendron Dr. by phoning the Program Manager at the Oregon Department of Transportation at 503-986-3528.

**General Manager's Report:** L. Dashofy. Maintenance has installed new water filter for the Adult pool. We will be beginning the electrical line replacement project in February (cost: \$27,000). Retaining wall completed on Middle Street West (\$2,985). City is

repairing water meter on the west side. GTV now has a Facebook page. Car accident in Triangle Park on 01/07/11. John Christensen, lot #166. Car totaled, Mr. Christensen in hospital. Police estimate he was traveling at 30 mph and going wrong way on the road. R. B. Taylor donated lamp for Dog Park, thank you. Association will begin Financial Review in January with Davis, McCulloch & Holloway (cost: \$4250). Fence and concrete removed from Family Pool area. New fence material ordered. To be built by Maintenance Department. Camp Florence has increased their prices to \$8 per hour for labor. Continue to have problems with Charter Cable, working with new supervisor. Request by instructor to have Tai Chi classes in Recreation Hall for donations ( Board directed Manager to put article in newsletter and see if there is an interest).

**Committee and Club Reports:** ACC: J. Gregg gave year end report. 27 permits issued in 2010 (see attached for details). Bingo Committee: C. Hunt gave year end report. 2010 end balance was \$1,645.85 (see attached for details). GERT: Ken Stone discussed CERT training class coming up on January 14<sup>th</sup>. Property Committee: W. Fisher discussed the property water system and upcoming projects. Tuesday Club: L. Herbig presented to the Board the year end financials for the club and the 2011 schedule (see attached for details). Computer Club: P. Miller gave year end report. 2010 end balance was \$2,586.16 (see attached for details).

**Unfinished Business:** (12-05-10) Pool sanitizer options: L. Dashofy reported on different options for pool sanitation and concluded that there were no viable options to chlorine at this time with the possible exception of the use of bromine for the hot tub. We will be experimenting with bromine in February.

**New Business:** (01-01-11) 2011 Board meeting schedule. David Johnsen made a **motion to approve, 9 yes, passed.** (01-02-11) Date for property sidewalk sale. Fred Burns made a **motion to approve September 3<sup>rd</sup>, 9 yes, passed.** (01-04-11) President Johnson named the 2011 committees and asked for Board approval. F. Burns made a **motion to approve, 9 yes, passed.** (01-05-11) Construction Manual. F. Burns made a motion to request of the Property Committee a construction manual that is available to owners. **9 yes, passed.**

**Other Business:** None

**Announcements:** President Johnson thanked the Tuesday Club for serving cake. The potluck dinner sponsored by District 1 is on January 28th. Everyone is welcome

**Adjourned:** 2:36 PM