

Greentrees Village, Inc.
Board of Directors Meeting Minutes
July 12, 2011

President Bill Johnson called the meeting to order at 1:05 PM

Roll Call of the Board of Directors: **Eight board members present. D. Johnsen and alternate D. Catano absent.**

Approval of the Agenda: **Motion to approve agenda. Agenda approved unanimously.**

Approval of the minutes: **Motion to approve minutes for June 14, 2011. Motion approved unanimously.**

President's Comments: **President Johnson announced date of July 22, 2011 at 2 pm for Open Forum to discuss proposed Bylaw changes to be voted on by the membership. He announced that the Annual Meeting of Members will be held August 06, 2011. Notices will be sent out shortly. Also absentee ballots for a Bylaw change will be sent out.**

Owner's Forum: **B. Prisbe-Sutton #540 questioned whether it was ethical for G. Romano a member of the Election Committee to count the votes cast for the proposed Bylaw revision. B. Prisbe-Sutton then volunteered to count the votes. P. Patton #282 stated the wording of the ballot should be approved by every member of the board unanimously before it goes out to the members. P. Patton stated the use of the word change in the documents has caused some conflicts. She requested that a member of the board move to place the issue on the agenda. After further discussion, P. Patton withdrew her statement regarding the use of the word unanimously. D. Patton Lot #282 stated it was inappropriate for an officer of the board to write an opinion piece in the Greentrees Newsletter regarding an issue the board has approved. He further stated he thought a retraction was in order regarding that article.**

Correspondence: **Secretary Romano read a letter from Mary-Ann Jackson # 676 in which she resigned as Vice-President of the Tuesday Club.**

General Manager's Report: **L. Dashofy reported that the pool decks have been coated. Twenty six letters have been sent out regarding lot cleanup. There are still more letters to be sent out. In the next few weeks Maintenance will be painting lot numbers on the streets. The village has five volunteers for the Red Cross training class. The Red Cross would like five more volunteers from the community so classes can be held in Florence. Two water leaks have been located in the association that has been fixed. Annual Meeting of members will be held August 6, 2011 at 2 PM. A Regular Business meeting is scheduled for August 09, 2011 at 1 PM.**

Financial Report: **Treasurer Weaver reported as of June 30, 2011 the Association had: \$297,136 in the Greentrees Operation accounts and \$281,113 in the Reserve accounts. Year-to-date, the Association has spent \$56,731 in reserve funds.**

The Finance Committee is presenting the recommended 2012 budget at this board meeting. Revision to the budget has been made due to the base water meter increase from the City of

Florence.

The Finance Committee recommends that the board eliminate the popcorn machine in the Adult Lounge because the donations do not cover the expenses.

Committee and Club Reports:

Architectural Committee: **Lot #540, a permit was issued to pave a section of common area. Lot #638, a permit was issued to pave a driveway.**

GERT: **K. Stone reported that a Break Out Meeting was held at the Events Center on Wednesday, July 06, 2011 regarding Tsunami Events. Speaker at the event presented information as to the recurrence of earth quakes in the Cascade Subduction Zone. Two kinds of earthquakes were defined.**

Property Committee: **W. Fisher reported that the committee is continuing its' efforts to control speeding in the park. Water system evaluations are in progress.**

Tuesday Club: **R. Smelly reported the Tuesday Club honored L. Herbig, with Volunteer of the Year and presented her with a check for \$100.00. Nominations are requested for 2012 Tuesday Club Officer positions. There will be no Tuesday Club meetings the month of August.**

Computer Club: **Computer classes are held the 1st and 3rd Wednesdays of the month. Workshops and programs are held the 2nd, 4th, and 5th. Wednesday of the month. The computer club donated a new 60" display TV/Computer Monitor for the Multipurpose Room for use by all. Also two scanners, one Epson and a Wolverine were donated for use in the computer lab. Both will allow for transforming strip and slide film into a digital format. Business meetings will be held quarterly. The club is developing a resource list for disposal of electronic equipment.**

Bingo Committee: **C. Hunt reported that the Bingo Committee completed its second financial quarter. An average of 32 people played Bingo. Payout was \$3075.00 with a reserve of \$1,3060.00.**

Election Committee: **Request for B. Fraser, Lot# 698 and 699, to be appointed to the Election Committee.**

OLD BUSINESS:

(06-01-11) Bylaw Changes: **Motion made by G. Romano to approve Bylaw packet for mailing to the members. Second by F. Burns. Motion to amend made by B. Johnson to remove language that supports any position on the ballot. Second to amend by G. Romano. Motion to amend approved unanimously. Main motion, Second by F. Burns. Main motion approved unanimously .**

(06-02-11) Article 5.6 Removal of Directors: Letter submitted by R. McCrary Lot #690 to be moved to New Business: **Motion by F. Burns, Motion approved. Item will be (07-09-11) under Other Business**

(06-06-11) Board and HUD Survey: **B. Johnson reminded the board to complete the canvass of their districts for HUD compliance. No Vote taken or required.**

(06-12-11) 2012 Budget: **G. Romano moved to approve the proposed 2012 Budget. Second by D. Weaver. Motion Approved unanimously.**

NEW BUSINESS:

(07-01-11) Committee Policy: **G. Romano moved to approve Resolution P-07-01-11 COMMITTEE POLICY. Second by F. Burns. Motion approved unanimously.**

(07-02-11) Exercise Room Wall: **Motion made by G. Romano to pay Doug South Construction Company \$1400.00 for the work completed to the west side external wall of the Exercise Room. Second by S. Muehlbauer. Motion approved unanimously.**

(07-03-11) Open House Signs: **Motion made by G. Romano to revise the current Open House signs to include the words Homes for Sale. The cost to revise the signs shall not exceed \$150.00 Second by F. Burns. Motion approved unanimously. Letters were submitted by M. Jackson Lot #676 and G. Zueger Lot #661.**

(07-04-11) Removal of Popcorn Machine: **D. Weaver moved to remove the Popcorn Machine. Second by S. Stewart-Sutton. Voting yes, S. Stewart-Sutton, D. Weaver and B. Johnson. Voting no F. Burns, D. Morgan, G. Romano, W. Fisher and S. Muehlbauer. Motion failed.**

(07-05-11) Election Committee Appointments: **F. Burns moved to approve the appointment of B. Fraser and B. Prisbe-Sutton to the Election Committee for the Annual Meeting Ballot Count August 06, 2011. Second by S. Muehlbauer. Motion approved with B. Johnson abstaining.**

(07-06-11) Use policy for 60" TV/Monitor System: **B. Johnson appointed G. Fisher, Pat Miller, L. Dashofy to create a policy for board consideration.**

(07-07-11) City water meter base-rate increase: **B. Johnson informed the board that the City of Florence on July 01, 2011 increased the base rate for water meters 8% a year to the association. The increase to the association will be \$8,400 per/year. B. Johnson moved that S. Muehlbauer address the City Council Meeting on behalf of the village. Motion approved unanimously.**

(07-08-11) Underage resident at lot #166: **This item was removed from the agenda.**

OTHER BUSINESS:

(07-09-11) Dismissal of Directors who fail to attend meetings: **Motion by G. Romano under Bylaw proposed change Article 5.6 Dismissal of Directors for failing to attend meetings may be by vote of the board of directors. Second by F. Burn. Motion approved unanimously.**

G. Romano summarized the District 3 meeting held Saturday July 09, 2011.

Motion to adjourn at 03:41 PM made by B. Johnson. Motion approved unanimously.

Minutes respectfully submitted,
Guido Romano, Association Secretary

Corporate Seal