

Greentrees Village, Inc.

Board of Directors Meeting Minutes

May 10, 2011

Call to order: 1:04 PM by President Bill Johnson

Roll Call of the Board of Directors: Nine board members and alternate D. Catano present.

Approval of the Agenda: F. Burns moved to approve as presented. Motion approved.

Approval of the Minutes: F. Burns moved to approve Minutes for April 12 and May 03, 2011. Approved with one addition to the April 12, 2011 Minutes. Motion approved

President's Comments: B. Johnson shared his experiences walking the 12th street path and bike trail presently under construction.

Owner's Forum: D. Catano, Lot 251 stated his experience inspecting the 12th street path. B. Sutton, Lot 540 spoke to the board regarding her application (AI# 05-02-11) paving the common area in front of her lot. S. Zueger #661 requested information regarding the Open House scheduled for May 21 and wanted the board to consider allowing signs for this event. G. Romano Lot 168 informed the board that Bocce Ball games in addition to Saturdays will be scheduled for every Thursday at 11 AM, weather permitting. The Bocce Ball Open House was a success.

Correspondence: G. Romano read a letter from R. McCrary Lot 690 asking the board to maintain the concept of alternate board members when offering for membership approval Bylaw changes that would mandate how board members are selected.

General Manager's Report: L. Dashofy reported a new employee Richard Brown has been hired. Windows were installed in the family restrooms. L. Dashofy requested volunteers for the Open House event. A water meter service was installed at Lot 166. K. Stone and L. Dashofy met with the Red Cross to investigate the possibility of Greentrees Village becoming a Red Cross Shelter. This issue will be discussed at the June board meeting. Exploring the benefits and obtaining bids to install heat pumps for the club house. There is a class scheduled for May 31st in the multipurpose room Mandala Meditation. Florence police chief provided new maps on lots in Greentrees Village that are now considered in the inundation zone. Reported that he will be meeting with a representative from CLUPD with regard to expenses paid for power utility materials. The budget process for 2012 is underway and that sewer and water rates will increase 8 percent in 2012.

Financial Report: D. Weaver reported the Association Operations account balance was \$311,034. The Reserve cash balance was \$273,219. Reserve Funds spent to date are \$45,479. The Finance Committee is beginning the 2012 budgeting process.

(05-08-11) SELCO Checking Account for Reserve Funds: G. Romano moved to open a reserve fund checking account at SELCO. Motion approved.

Committee and Club Reports: **ACC:** Lot 282 Greenhouse and Lot 540 construct concrete pad in common area. Issue referred to board for consideration. **GERT:** K. Stone reported that he will be reviewing the lots placed under the new inundation zone. With summer approaching he advised driving slow because more children will be visiting in Greentrees Village. **Property Committee:** W. Fisher stated that the committee will start working on the reserve expenditure list for the 2012 budget. The water system evaluation is continuing and will be sent to the engineering company. The committee is also exploring options available for maintaining the 10 mile per hour speed limit within the park. **Tuesday Club:** R. Smelly reported that the luau will be on Sunday May 15 at 5 PM. The price will be \$8.00. The next luncheon will be held at the 1285 Restobar on May 24 at 11:30 AM. The Flea Market tables are for rent at \$10.00 each, one table per lot. **Computer Club:** No Report. **Bingo:** No report.

Unfinished Business:

(04-01-11a) 2nd Reading. G. Romano moved to postpone until the June board meeting item 3 of this agenda number with reference to plot design. Motion approved.

(04-01-11b) 2nd Reading. G. Romano moved to approve revisions to Article 34 I. and 34 j. of the Greentrees Village Rules and Regulations. And to approve revisions to the Greentrees Village

Construction permit. And to also remove the asterisks on the new lot setbacks chart. Motion approved unanimously.

(04-08-11) 2nd Reading. W Fisher moved to approve the construction of a 46' section of pool fence for the amount not to exceed \$1650.00. Motion approved with one opposing vote

(04-10-11) 2nd Reading. G. Romano moved to approve allowing at the annual meeting of members a vote of the membership on whether to change the Bylaws to allow for popular voting of members to serve as directors. Motion approved with two opposing votes.

(05-09-11) B. Johnson, moved to approve a Special Board Meeting to be held May 31st at 10AM to conduct an open workshop regarding the changes needed to the Bylaws which shall be submitted to the membership for consideration at the August 2011 Annual Meeting of Members. Motion approved.

Executive Session:

Motion made by G. Romano to adjourn to Executive Session to address delinquent accounts, variances and legal advice. Motion approved.

(04-07-11) Fence Variance with restrictive License. G. Romano moved to approve motion. Motion approved with one opposing vote.

(05-01-11) G. Romano moved to approve Lien placements on three (3) delinquent lots. Motion approved.

New Business:

(04-08-11) G. Romano asked President Johnson to establish an ADHOC Committee to further review the disaster plan with specific concerns that are unique to Greentrees Village adult community. Motion approved.

(05-02-11) G. Romano moved to postpone until the June 2011 board meeting consideration of granting the approval for a concrete pad request to be poured in the common area at Lot 540 until further information is received by the board. Motion approved with one (1) abstention.

(05-03-11) Motion made to approve renewal of Central Coast Disposal contract dated 04/26/2011. Motion approved unanimously.

(05-04-11) G. Romano offered a motion to allow the membership at the August 2011 Annual Meeting of Members to vote on whether to allow renters and or guests permission to attend regular and special board meetings. Motion failed for lack of a second.

(05-05-11) D. Johnsen moved to approve Consulting Agreement dated April 18, 2011 not to exceed \$4,000.00 with Water Recycle Engineering of Eugene, Oregon. Motion approved unanimously.

(05-06-11) G. Romano moved to approve the purchase of a replacement microphone from Reserve Funds not to exceed \$322.62. Motion Approved unanimously.

(05-07-11) G. Romano moved on behalf of the Tuesday Club President to replace the existing tables in the multipurpose room with card tables. Motion failed with unanimous vote.

(05-09-11) Motion made to add to the agenda (05-10-11) Attorney communications and (05-11-11) Discontinue water service. Motion approved. (note name not on minutes due to tape malfunction for this item) (Secretary verifies that a motion was made and approved.)

(05-10-11) G. Romano moved to authorize General Manager Louis Dashofy to seek advice from Greentrees Village attorney of record regarding reverse mortgages and how they affect collections if a lot becomes delinquent. Motion approved.

(05-11-11) B. Johnson moved to have water shut off at one of the Greentrees Village lots because of violations to the Greentrees Village CC&R's. Motion approved unanimously.

Adjournment: Meeting was adjourned at 4:00 PM.

Respectfully Submitted, Guido Romano, Association Secretary

corporate seal