

Greentrees Village, Inc.
Board of Directors Meeting Minutes
October 11, 2011

President Bill Johnson called the meeting to order at 1:04 PM

Roll Call of the Board of Directors: All board members present.

Approval of the Agenda: Motion made by S. Muehlbauer to approve agenda moving AI # (10-04-11) to first order of business. Second by F. Burns Motion approved.

Approval of the Minutes: Motion to approve minutes for September 13, 2011 made by F. Burns Second by D. Catano. Motion approved unanimously. Motion made to approve minutes for October 04, 2011 Special Board Meeting made by D. Morgan. Second by D. Johnsen. Motion approved unanimously.

President's Comments: President Johnson requested that the meeting would be long and asked for courteous discourse.

Owner's Forum: C. De Gray #223. Requested that the board develop a policy for requiring that any bid the association receives for projects that are more than \$500.00 be required to obtain at least three bids for that project. Bids shall be kept on file for future reference.

Correspondence: Secretary G. Romano read a thank you card from Maryann and Dwight Jackson # 676 to the Board thanking the board for allowing "OPEN HOUSES".

General Manager's Report: L. Dashofy reported the Club House transformer is scheduled to be replaced the week of October 17th to the 21st. The common area building will be dark for two days. The water meter service backflow prevention device is being repaired and tested on the east side water service inlet. Obtaining labor from Camp Florence has been a problem. Nominations for the 2012 Board must be in by October 15th. The Association president, general manager and maintenance supervisor met with the public works director of the City of Florence and shared information regarding water delivery systems of both the city and Greentrees. A reminder, at the November board meeting, the Board must approve the final 2012 Budget.

Financial Report: Treasurer Weaver reported as of September 30, 2011 the Association had: \$255,790 in the Greentrees Operation accounts and \$269,435 in the Reserve accounts. Year-to-date, the Association has spent \$96,575 in reserve funds.

Committee and Club Reports:

Architectural Committee: R.B Taylor reported September permits were issued to lots # 145 (deck extension), 578 (deck extension), 633 (breezeway) and reissued a permit to lot 640 (shed extension).

GERT: K. Stone requested volunteers to assist with the emergency radio.

Property Committee: W. Fisher reported that the committee worked on the transformer issue and the water system study.

Tuesday Club: R. Smelly reported a costume party dinner will be held October 31, 2011 at 5 PM, with prizes and a raffle. Menu will be beef stew for \$6.00. Club elections will be held in November. Workshop for the craft fair will be held Monday, October 17, 2011 at 1 PM. Lunch out to be held October 25, 2011 at Bay Street Grill. The craft fair will be held Saturday November 26, 2011 from 8 AM to 2 PM. Tables rent for \$10.00 each.

Computer Club: No report

Bingo Committee: C. Hunt reported net game balance of \$143.50. Total pay out was \$3100.00 for

the quarter.

Election Committee: **No report.**

(10-04-11) The Board approved allowing modular home pod design. Plans to be submitted to the ACC for committee determination made by G. Romano. Second by D. Johnsen. Motion approved unanimously.

Motion made to enter into Executive Session to address two issues; underage resident and collections at 1:49 PM made by G. Romano. Second by F. Burns. Motion approved unanimously.

Open Session reestablished at 2:19 PM

(10-10-11) Motion made by F. Burns to request a letter be drafted to lot owner informing them to appear before the board regarding a minor living in Greentrees. Second by D. Catano. Motion approved unanimously.

OLD BUSINESS:

(09-01-11) Election of Alternates discussed, two alternates shall be elected. No action taken.

(09-02-11) Second Reading: Motion made to approve Resolution: GM \$500 Spending Limits made by G. Romano. Second by D. Weaver. Motion approved unanimously.

(09-03-11) Second Reading: Motion to standardize the Club House hours with opening hours to be 7:30 AM made by D. Weaver. Second by D. Catano. Motion approved. D. Johnsen voted NO.

(09-07-11) Motion to approve Letter to the Editor resolution made by D. Johnsen. Second by D. Morgan. Motion approved unanimously.

(09-09-11) Motion to appoint the Properties Committee to produce a study and proposal to be presented to the Board of Directors on replacement, repair and maintenance of Greentrees Village water utility system. Second by G. Romano. Motion approved unanimously.

(09-11-11) Motion to approve modification of Commercial Gate Card Agreement made by G. Romano. Second by D. Catano. Motion approved unanimously.

NEW BUSINESS:

(10-05-11) Motion made to approve the purchase and installation of a map holder at \$85.00 each. Second by F. Burns. D. Johnsen voted NO. Motion approved. Issue goes to a second reading lacking a unanimous vote.

(10-06-11) Motion made by D. Catano to approve the expenditure not to exceed \$500.00 to pay for one half of a two pin front line survey, sharing the expense equally with the owner of lot #302. Second by D. Johnsen. G. Romano voted NO. Motion approved. Agenda item was time sensitive.

(10-07-11) B. Johnson made a motion to confirm that the maintenance department continue to control when and where speed bumps are installed. Second by D. Catano. Motion approved unanimously.

(10-08-11) Sandy Dunlap Lot 61, requests use of hall for CPR and defibrillator class. November 03, 2011. D. Catano moved. Second by G. Romano. Motion approved unanimously.

OTHER BUSINESS:

(10-09-11) Request for \$1000.00 from the association for a Christmas Party. S. Muehlbauer moved to approve. Second by B. Johnson. D. Weaver and S. Stewart-Sutton voted NO. Motion Approved. Time sensitive.

Announcement: K. Stone mentioned that the Food Share Drive was starting November 16th 2011.

Motion to adjourn at 03:55 PM made by B. Johnson. Second by G. Romano. Motion approved unanimously.

Minutes respectfully submitted,
Guido Romano, Association Secretary

29 members attended the board meeting

Corporate Seal