

**Greentrees Village, Inc.**  
**Board of Directors Meeting Minutes**  
**September 13, 2011**

President Bill Johnson called the meeting to order at 1:00 PM

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

Approval of the Agenda: Motion made by F. Burns to approve agenda. Second by D. Johnsen. AI# (09-08-11) removed from the agenda. Motion approved.

Approval of the minutes: Motion to approve minutes for August 09, 2011 made by S. Muehlbauer Second by F. Burns. Motion approved unanimously.

President's Comments: President Johnson stated the association area yard sale was successful according to reports. Tuesday Club to report on Christmas party. Wayne Fisher is resigning as board member and chair of the Properties Committee effective today.

Owner's Forum: K. Stone #259 Requested that map boxes be placed at the entrance gates for visitors to the village. E. Schultz #404 wanted to know who gave permission for gates to be open on Saturday September 10<sup>th</sup>. D. Johnsen moved the issue be placed on the agenda as Other Business; President B. Johnson approved. Item given AI # (09-10-11). W. Sutton #540 requested notices and signs about association events needed to be larger. B. Sutton #540 did not want censorship of Letters to the Editor.

Correspondence: None

General Manager's Report: L. Dashofy reported the maintenance department painted the Maintenance Buildings at a savings of \$2200.00. Installation of rock work on the west side. Lot numbers will be painted on the west side. Lot # 261 went to sale at public auction. Collette Bailey Lot # 114 is now Web Page Designer and Webmaster for [www.greentreesvillage.com](http://www.greentreesvillage.com). There was an attempted break into the Adult Lounge September 01, 2011. The Family Pool was closed September 06, 2011. A sink hole was discovered on 5<sup>th</sup>. Street, but it seemed not to be caused by a water leak. We are receiving three bids for a financial review and audit. The back-flow prevention device that serves the east side failed inspection and will be repaired for around \$400.00. The email list of members has now grown to over 140 addresses. There was a dog bite at lot 441. Citation issued. The Association will meet with the Florence Public Works Director, Mike Miller.

Financial Report: Treasurer Weaver reported as of August 31, 2011 the Association had: \$281,860 in the Greentrees Operation accounts. \$264,120 is in the Reserve accounts. Year-to-date, the Association has spent \$93,384 in reserve funds.

Committee and Club Reports:

Architectural Committee: J. Gregg reported in August permits were issued to lots # 241, 206, 168 and 68

GERT: K. Stone reported speeding incident on North Hill. Requested the board develop rules to address violations of the speeding limit.

Property Committee: W. Fisher reported that the final Water System Study has been submitted for board consideration.

Tuesday Club: L. Herbig, reported that the Tuesday Club will not put on a Christmas Party. A breakfast Buffet will be served on Saturday September 17, 2011 from 8 AM to 10 AM cost will be \$5.00.

Computer Club: No Report

Bingo Committee: No Report.

Election Committee: R. McCrary. No Report. See agenda item (09-01-11)

**OLD BUSINESS:**

(08-07-11) Holiday Party. President B. Johnsen appointed S. Muehlbauer and V. President F. Burns as co-chairs in planning a Christmas Party.

**NEW BUSINESS:**

(09-01-11) Board Election. No Action taken. See Attached Election Committee Memo Dated August 17, 2011.

(09-02-11) General Manager Spending Resolution. G. Romano moved to approve Resolution. Second by D. Johnsen. Motion approved. Voting against motion. B. Johnson, D. Morgan, S. Stewart-Sutton and Donna Weaver. Moved to 2<sup>nd</sup> reading required.

(09-03-11) Extending the Club House Hours. Motion made by D. Weaver to extend hours Club House is open to members for activities. Second by G. Romano. Motion approved. D. Morgan voted against motion. Moved to 2<sup>nd</sup> reading required.

(09-04-11) Request to install Speed Hump on 5<sup>th</sup> Street. Motion made by G. Romano. Second by D. Morgan. Motion failed. All votes cast were against the motion.

(09-05-11) Electric Transformer replacement. Motion to hire J.D. Electric not to exceed \$4,000.00 for the project made by B. Johnson. Second by G. Romano. Motion approved unanimously.

(09-06-11) ACC recommendation to establish structural standards for retaining walls. Presented by J. Gregg Lot #608. G. Romano moved to approve motion. Second by F. Burns. Motion Failed. Vote against by D. Morgan, S. Stewart-Sutton, D. Weaver, D. Johnsen, W. Fisher, S. Muehlbauer and B. Johnson.

(09-07-11) Letter To The Editor policy referred to the General Manager for review for further board consideration.

(09-08-11) Bid Process removed from Agenda by request from S. Stewart-Sutton.

(09-09-11) Engineering 30 year Water utility study. W. Fisher moved to use the study as a resource for future planning. Second by D. Johnsen. Motion approved unanimously.

**OTHER BUSINESS:**

(09-10-11) Open Gates Issue. President B. Johnson stated he gave permission to open gates on Saturday August 10, 2011. No further action taken by the board.

(09-11-11) Vendor Issues. Discussion regarding violations committed by non-residents and vendors. General Manager to develop a policy for board consideration at the October meeting.

Motion to adjourn at 03:48 PM made by B. Johnson. Second by G. Romano. Motion approved unanimously.

Minutes respectfully submitted,  
Guido Romano, Association Secretary

26 members attended the board meeting

*Corporate Seal*