

Greentrees Village Inc.
Board of Directors Meeting Minutes
August 13, 2013

Call to order: the meeting was called to order at 1:00 p.m. by President Fred Burns. All nine Board members were in attendance.

R.B. Taylor requested we move (08-05-13) a request for a decorative fence on lot 542 to Other Business. P. Patton requested we move the reading of the letter from D. Freburg, lot 552 regarding a web cam to Other Business.

Approval of Board Agenda: **R.B. Taylor made a motion that the agenda be approved. Voice vote, 9 yes, approved unanimously.**

Approval of Prior Meeting Minutes: **G. Lyddon moved to approve the minutes of July 9, 2013. Voice vote, 9 yes, approved unanimously.**

President Burns Comments: We will schedule a work shop to discuss estate sales and homes on the river front sometime in September. R.B. Taylor recommends that the board members look on the Florence web site under city permits process under special development standards, Chapter 7. That is the issue that we have with the homes on the west side along the river. There can be no building within 50 feet of the bank. If they were to replace a home it could not be in the same location so we might consider stick built homes for along the river.

Residents' Forum: J. Hosking, lot 103. Thanked R.B. for helping Wilma Sidebottom move and helping to move a picnic table for the Tuesday Group. R. Hummel, lot 420 would like to see Greentrees put in a home theater for the multi-purpose room. P. Patton, lot 282 thanked Louis for helping our community be a happier place to live. D. Freburg, lot 552 would like to see a web cam on the West side showing a view of the river.

Correspondence: Letter from N. Parker, lot 64, regarding scheduled maintenance in Greentrees. Letter from K. Clark, lot 245, regarding the abuse of the Greentrees dumpsters available for yard debris.

Financial Report: G. Lyddon presented the Treasurer's Report. Cash on hand in our checking and savings account is \$369,089.95. The Reserve fund has \$316,172.79 for a balance of \$685,262.74. Our expenses are in line and we are under budget on utilities.

General Manager's Report: The new door into the back of the club house is in. We just got the East gate outgoing fixed, but the incoming gate to the West side is now been broken. Hope to have it fixed in the next couple of days. The Greentrees community wide yard sale will be on Saturday, August 31st from 8:00 AM - 3:00 PM. The gates will be open to the public both on the East and West sides. One of the family pool heaters blew up so we are running on one heater. The family pool closes for the winter on September 1st. We are beginning our 2013 Reserve study. We are near completion of painting the house numbers on the streets. They should be done in the next couple of weeks.

Committee & Club Reports: **(ACC)** R.B. Taylor. One permit was issued for a new home on lot 242. **(Property Committee)** B. Johnson reported that the Property Committee had their last meeting on the Rhody Bus. Discussed the Rhody bus, the road maintenance report and road spikes for the outgoing gates. **(Tuesday Group)** P. Spagna: We will be having the Thanksgiving and Christmas dinners again this year. The Flea Market made a profit of close to \$1,100.00. Hope to have a garden tour of Greentrees next year in June. The Tuesday Group coffee socials on the first Tuesday of the month will continue along with the monthly luncheon out. **(Computer Club)** P. Miller: Reminder that the club will meet weekly until mid September at which time they will resume there regular schedule. **GERT:** K. Stone. No report. **(West Lane Emergency Group)** T. Dalziel. No report.

Unfinished Business. (06-02-13) Owner Survey results: F. Burns. We received 324 returns which equals 57% of the 567 homes that make up Greentrees. That was a disappointing return. There were no conclusive results regarding changing the CC&R's. 43% feel the CC&R's should remain as they are, and of those who wish to change them, there was no consistent agreement on how they should be changed. **G. Lyddon made a motion to lay aside the proposed changes to the CC&R's based upon the survey results. Roll call vote, 9 yes, approved unanimously.** (07-03-13) Rhody Bus: F. Burns said that he would present our petition to maintain the Greentrees bus stop to the City at their council meeting on August 19th. He invited all interested residents to attend. **P. Patton made a motion to have the Manager talk to the tribal chairman and communicate our concerns. Voice vote, 9 yes, approved unanimously.**

New Business: (08-01-13) Water Service standard: **B. Johnson made a motion to approve the Water Service Standard.** Discussion followed. **Voice vote, 9 yes, approved unanimously.** (08-02-13) Bingo and Election Comm. Chairs: F. Burns asked for volunteers to chair the Bingo committee and the Election Committee. Ruth Smelly volunteered to be the chair of the elections committee. (08-03-13) Road maintenance consulting agreements: **B. Johnson made a motion to hire the consulting firm of Archetype Consultants to consult on the Association's roads for a total cost of \$2,160. Roll call vote, 9 yes, approved unanimously.** (08-04-13) Road spikes at entrance gates: **F. Burns made a motion to replace the front property exit gates with ground traffic spikes on the East gate in 2013 not to exceed \$3,500 and the West gate in 2014 in a similar fashion.** Discussion followed. **Roll call vote, 8 yes and 1 no. Item goes to a second reading.**

Other Business: (08-05-13) **R.B. Taylor made a motion to issue a permit to lot #542 for a decorative fence in there front yard. Roll call vote, 9 yes, passed unanimously.** Letter from D. Freburg, lot 552 requesting that the Association consider a camera on the river that residents could enjoy. **P. Patton made a motion that we have the Property committee investigate options. Voice vote, 9 yes, approved unanimously.**

Announcements: Thank you Ruth Smelly for making the cakes for today's meeting and Joan Kerrebrock for helping Ruth serve. Pot luck, sponsored by District 8 will be August 23rd at 6:00 PM. There will be music, prizes and everyone is welcome.

RB Taylor made a motion to adjourn the meeting. Voice vote, 9 yes, passed unanimously.

Adjournment: 2:30 PM.

Submitted by **Ella Grenfell**, GTV Secretary, 2013