

**Greentrees Village Inc.**  
**Board of Directors Meeting Minutes**  
**December 10, 2013**

**Call to order:** The meeting was called to order at 1:00 p.m. by President Fred Burns. Seven board members were present.

**Approval of Board Agenda:** George Lyddon moved to approve the agenda. Voice vote, 7 yes, approved unanimously.

**Approval of Prior Meeting Minutes:** Mike Grenfell moved to approve the BOD minutes of November 12, 2013. Voice vote, 7 yes, approved unanimously.

**Guest Speaker:** Mr. Burns introduced City of Florence representative Wendy Farley-Campbell, who was here to address the Board regarding the Rhody Express. Ms. Farley-Campbell's goal was to work with Greentrees to increase ridership. Greentrees is a "fixed" bus route and had 53 riders in the month of October. She discussed a signage update; possible bench shelter and the current and future Rhody Express brochures. She mentioned the possibility of using the Gazebo across from the Clubhouse as a shelter for bus riders and moving the current sign to that side of the road. She described many programs as follows: **Ride Free--Bus Sponsor Program--** businesses or organizations sponsor free ridership; e.g., the Casino will offer free rides every Tuesday for one year. **Dial-A-Ride Program:** For those persons who are ¾ mile or more from a bus stop and are unable to walk to that bus stop. If after a brief assessment of their need, they pre-qualify, they would call Dial-A-Ride to pick them up in the River City taxi or wheel chair accessible van. The charge for this service is \$4.00 per day. **Buddy Program--**a volunteer teaches a prospective new rider how to navigate the bus routes. Ms. Farley-Campbell was very receptive to Mr. Dashofy's suggestion to run a Rhody Express ad in the Greentrees Newsletter. **Update on the Rhody Multiuse path:** the survey is complete; the storm water plan is complete and a right of way retracement is currently being done. Four construction plans will be available in March, 2014. She recommended that if Greentrees wants a fence they monitor the path progress and ask for it to be included at the proper time. Mr. Burns thanked Ms. Farley-Campbell for taking time out of her busy schedule to keep Greentrees residents informed and up-to-date on both matters.

**President's Comments:** Mr. Burns said how much he has enjoyed his year as President of the Board of Directors and thanked the Board members and Ella Grenfell for their service. He also thanked Louis, the office staff; Ross and his maintenance crew; special committees and clubs; and all volunteers for the great year and all their hard work.

**Resident's Forum:** Jim Fleming, Lot 596, regarding increased storage rates. Mr. Fleming asked if items stored in the lot are covered under the Greentrees liability insurance policy and if renters are required to sign waivers. Mr. Dashofy responded that renters do sign a waiver and that the lot is currently covered under an umbrella policy but not individually insured.

**Correspondence:** Resignation letter, dated November 14, 2013, from District 6 Rep. Phillip A. Catalfamo . (See New Business) (12-05-13) P. Catalfamo resignation : F. Burns.

**Financial Report:** G. Lyddon presented the Treasurer's Report. Cash on hand in our Operating account checking and savings is \$ 286,183.49. The Reserve fund has \$ 369,891.68 for a balance of \$ 656,075.17. Utilities are coming in lower than budget.

**General Manager's Report:** Mr. Dashofy reported on over twenty broken private water lines under and on several houses, some of which are vacant. He reiterated that these are the **responsibility of the residents** and not Greentrees. There were also three small broken water lines on Common Property which maintenance repaired. He recommended letting faucets drip a little to stop water lines from freezing during this extreme cold weather. He noted that he will be starting the 2014 Reserve Study soon. Eight electrical crossings are to be completed by the end of 2014 with one more year on this \$135,000 project remaining at this time. Two small retaining walls in the common area will be replaced on 5<sup>th</sup> Street and one on 1<sup>st</sup> Street, starting next week. Office remodeling will start in January. The credit card machine was ordered and received; and a 3% surcharge will be charged on all transactions. More information will be in the next newsletter. Thirty-six water line replacements will start in February.

### Committee & Club Reports:

**(ACC)** R. B. Taylor: No new permits. **(Property Committee)** B. Johnson reported on the display cabinet in the Library; a safety hazard at the river entrance; water line replacement; the office remodel; and a hazardous tree at Lot #150 where an arborist was hired to determine if the tree needed to be removed. It was determined not necessary and that trimming the limbs was sufficient. **(Tuesday Group)** Pam Spagna reported that newly elected officers for 2014 are President Norma Burkett; Vice-President Della Ault; Secretary Deborah Wakimoto; and Treasurer Joan Kerrebrock. The Thanksgiving Dinner was enjoyed by all and Pam thanked all volunteers for helping with that meal and all the other events over the past year. Fred Burns thanked Pam for her hard work and dedication throughout the last year. **(Computer Club)** P. Miller: No report. **(Bingo)** Jean Hosking: No Report. **(GERT):** Ken Stone reports the snowbirds have left and many houses are very dark and noticeably vacant. He asked that we watch our neighbor's houses. He said the West Lane Emergency Group is in the process of having a movie company do spots to help people prepare for emergencies. When done, he hopes to mount a link to the Greentrees website. **(Election Committee)** Ruth Smelly announced election results for Board of Directors: District #1 Fred Burns; District 3 R. B. Taylor; District 5 Peg Patton; District 7 Vicki Martin; District 9 Bill Johnson and alternate Jeffrey Myers. Write-ins included James McBain, Toni Glover, Bill Blok and Hannah Strong.

### Unfinished Business:

**(11-04-13) Lot 401 storage rates-second reading:** G. Lyddon moved that the Board approve an increase in the amount the Association charges owners for renting space at lot 401 from \$12.00 per month to \$25.00 per month. Discussion followed. Roll call vote, 6 yes, 1 no, passed.

### New Business:

**(12-01-13) New Bingo Chair, Kay Bumgarner:** F. Burns thanked Charlotte Hunt for her work and dedication as Bingo Chair and motioned for a voice vote for new Bingo Chair, Kay Bumgarner. Voice Vote, 7 yes, 0 opposed, approved unanimously.

**(12-02-13) Lobby display cabinet:** B. Johnson submitted diagrams of the existing Lobby and of the proposed Lobby after placement of the new Art and Craft Display Case and its pedestal. B. Johnson presented a resolution for the establishment of an Art/Craft/Collectibles Display Cabinet along with the creation of a Committee to Administrate the Display of arts, crafts and collectibles in the Club House entrance room. Discussion followed. Voice Vote, 7 yes, 0 opposed, approved unanimously.

**(12-03-13) New home rules:** R.B. Taylor presented a resolution for Delivery, Placement or Construction of New Homes. R. B. Taylor moved to approve the resolution without fines specified at this time. Discussion followed. Roll call vote, 7 yes, 0 opposed, approved unanimously. Fred Burns said issue of affixing fines will be revisited next month.

**(12-04-13) Employee Handbook revisions:** G. Lyddon moved to approve the Employee Handbook Revisions. Discussion followed. Roll call vote, 7 yes, 0 opposed, approved unanimously.

**(12-05-13) P. Catalfamo resignation:** Board resignation, P. Catalfamo, citing a conflict with his employment, resigned as District 6 representative. Fred Burns accepted Mr. Catalfamo's resignation. Peg Patton moved to nominate David Johnsen, Lot 414, to replace Phillip Catalfamo, District 6. Discussion Followed. Voice Vote, 7 yes, 0 opposed, approved unanimously. Mr. Johnsen accepted; thanked the Board for their confidence in him and was immediately seated.

**(12-06-13) Repair at river entrance:** B. Johnson moved to approve a resolution for the repair of the main Siuslaw River access due to a tree root problem and deteriorating grate. He moved to authorize the expenditures of up to \$2,000 for the repair of this safety hazard. Discussion followed. Roll call vote, 8 yes, 0 opposed, approved unanimously.

**Other Business:** None.

**Announcements:** Thank you to the Tuesday Group for making and serving cake for the Board meeting. Everyone is invited to Christmas Dinner on Christmas Day at 4:00 p.m. This Friday at 2:00 p.m. there will be a concert by the Coast Chamber Ensemble which we hope everyone will enjoy as much as last year. A very Merry Christmas and a Happy New Year to everyone.

**Fred Burns made a motion to adjourn the meeting. Voice vote, 8 yes, passed unanimously. Adjournment at 2:43 p.m.**

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Submitted by Vicki Martin, GTV Secretary, 2013

**Greentrees Village Inc.**  
**Emergency Board of Directors Meeting Minutes**  
**December 18, 2013**

**Call to order:** The meeting was then called to order at 1:05 p.m. by President Burns. Seven board members were present. Fred Burns moved to suspend Robert's Rules and allow free discussion. Voice vote, 7 yes, approved unanimously.

**Reason for Emergency Meeting:** Mr. Burns reported that Lot #105, which is vacant and empty, had a water line break causing water to run into several neighboring lots. It appears to have broken above floor level causing internal damage to carpets and a possible electrical and mold hazard. Per CCR, Article IX, 9.1 (Right of Entry), a lot owner shall grant the right of entry to the Board of Directors of the Association. This property is in foreclosure and the whereabouts of the owner are unknown; making it impossible to obtain the owner's permission for right of entry. Discussion followed and R. B. Taylor noted that when purchasing a property in Greentrees, there is implied consent on the part of owners in emergency situations.

Mr. Burns moved to hire a locksmith gain access the property so that an assessment of damage and cleanup could be initiated. It was felt that any fees incurred could be charged to the lien as costs involved in the acquisition of and preservation of the property. That, of course, would be for the judge in the foreclosure to decide. Roll call vote, 7 yes, 0 opposed, approved unanimously.

A motion was made by G. Lyddon to go back into regular session. Voice vote, 7 yes, approved unanimously.

Fred Burns moved to adjourn the meeting. Voice vote, 7 yes, passed unanimously.

**Meeting adjourned at 1:25 p.m.**

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Submitted by Vicki Martin, GTV Secretary, 2013