

**Greentrees Village Inc.**  
**Board of Directors Meeting Minutes**  
**June 11, 2013**

Call to order: the meeting was called to order at 1:00 p.m. by President Fred Burns. Eight Board members were in attendance. Guido Romano was absent.

Approval of Board Agenda: **Peg Patton moved that the letter from President Burns to the city and the city's letter of response be moved to other business. Voice vote, 8 yes, approved unanimously. B. Johnson also moved that we move the discussion of the annual meeting to other business also. Voice vote, 8 yes, approved unanimously.**

Approval of Prior Meeting Minutes: **RB Taylor moved to approve the minutes of May 14, 2013, May 21, 2013 and June 4, 2013. Voice vote, 8 yes, approved unanimously.**

President Burns Comments: We received a letter from our attorney regarding house bill 28-23 of the state of Oregon which deals with two issues. One deals with signs in a homeowners association that states that people can display anything they want on a sign. The other portion of that bill is in regards to records. They can be used in a legal suite. The attorney recommends that all residents should read this letter and respond to our State Representatives. You can get a copy of this letter in the Greentrees office.

Owners' Forum: M. Hill, Lot 603, lot occupancy on lot 562. A request was made by the board to put his comments in a letter and bring it to the Greentrees office.

Correspondence: A letter from Norma Parker, lot 64, regarding painting lot numbers at street edge and a thank you note from Gil and Sharon Zueger, lot 661.

Treasurer's Report: G. Lyddon presented Treasurer's Report. Cash on hand in our checking and savings account is \$370,293. The Reserve fund has 320,644 for a balance of 690,937. We are in very good shape on the profit and loss statement. Propane is \$15,327 below budget.

General Manager's Report: We are still seal-coating the designated streets. Hope to be done soon but that depends on the weather. If there is a delay due to weather we will keep the residents affected posted. The tennis courts has the first coat and they are about to do the second coat. The tennis court will look like new when finished, but since last repair some of the cracks have expanded from 1/2" to 1 1/2". We wont be about to do this kind of repair again. The Board needs to consider what to do with the tennis court in the long term. Starting next week we will be sending out letters to some lots regarding needed lawn maintenance. We placed one lien on a lot since the last board meeting. The annual meeting mailing will go out around July 5th and 6th. We will insert the resident survey at that time concerning the proposed changes to the CC&Rs. This Saturday there will be an open house on the East side. The gates will be open from 10 AM - 4 PM. There is a flyer that you can get at the Greentrees office entitled Statistical Review put out by the Foundation for Community Association Research for U.S. Homeowners Associations. It has lots of facts about Community Association Living. The family pool opens this Saturday the 15th. We have received the increase from the City of Florence. Trash pickup went up about \$5,000 a year. We are now paying \$9,268.00 a month.

Committee & Club Reports: (ACC) R.B. Taylor stated there was one permit issued to lot 271 for a carport. (GERT) K. Stone: He asked the audience how many from the West side had received a reverse call from 911. Many had not. They are supposed to call everyone in the yellow zone regarding a Tsunami warning. (Property Committee) B. Johnson reported that the Property Committee met last Tuesday and worked on the reserve budget and approved a tentative budget which was then given to the Finance Committee. They also discussed ongoing things like the retaining walls and the ADA restrooms. We might have to do the ADA bathrooms in a two year increment. The Property Committee meets on the first and third Tuesday every month at 10:00 AM and all homeowners are invited. (Tuesday Club) R. Smelley: There are still tables available for the flea market. The flea market will be held on July 27th from 8 AM - 2 PM. July 4th will be the annual hot dog feed. Foot long hot dogs, chips and drinks will be served to the residents free of charge. Guests cost is \$3.00. Lunch out with be at the Bridgewater on June 18th at 12:00 noon. (Computer Club) P. Miller: Starting in July we will be starting our summer schedule. They will be offering extra classes and workshops so look for the new schedule on the Club House bulletin board and in.

Unfinished Business. (02-05-13) Events notices posted at the Guard house. Discussion followed. A reader board was suggested. The Property Committee will discuss this issue and report back to the board. We will continue to post information until we hear back from the Property Committee. (05-06-13) Estate Sales: **F. Burns made a motion that Estate Sales shall be allowed at the death of a lot resident. Discussion followed. Roll call vote, 7 yes and 1 no, passed.** (05-07-13) HUD Survey: BOD to pick up surveys and lists of residents in the office. When board members go out to do the survey please remind the residents that they should update there files with a house key and emergency names and numbers of next of kin. This information is kept in a locked file cabinet that only the office personnel has access to. This survey needs to be completed by the next board meeting.

New Business: (06-01-13) 2014 Budget: **RB Taylor made a motion to pass the 2014 budget. There will be no assessment increase. Roll call vote, passed unanimously.** (06-02-13) Owners Survey: **F. Burns made a motion to send out a stamped return**

envelope with the survey. Roll call vote, 8 yes, passed unanimously. (06-03-13) Recording BOD minutes: **B. Johnson made a motion to not allow recording minutes except by the BOD. Discussion followed. Roll call vote, 8 yes, passed unanimously.** (06-04-13) Foreclosure: **G. Lyddon made a motion that the Association foreclose on Lot 9. Roll call vote, passed unanimously.** (06-05-13) Street Numbers: R. McCrary, Property committee did some research into having a youth group like Boys and Girls club paint the numbers on the street under supervision and then ask the resident if they would like to make a donation to there group. **B. Johnson made a motion to have Ron McCrary work with the office on this project. Greentrees would provide the materials. Voice vote, 8 yes, passed unanimously.** (06-06-13) Webinar Electronic Seminar: An internet training seminar hooked up by telephone so you can communicate by voice. The big television can be utilized with one of the computers from the computer room. The cost is \$99.00 which would be paid by the association. A different subject is covered each month. This is open to anyone but the seating is limited. B. Johnson will get together with the computer club and also see what the classes are about. He will report back to the board.

Other Business: A letter was sent to the City of Florence to invite the consulting firm that is working on the bike/walking path on Rhododendron Drive along side Greentrees to attend our annual meeting. We received a response saying that they will not be attending our meeting because they have postponed the project for a year and a half. They have assured us that if anything comes up on the path they will contact us. A discussion followed. K. Stone is trying to have the West Lane Emergency Group commit to making a presentation at the annual meeting to discuss tsunami survival.

**RB Taylor made a motion to give the General Manager and his staff recognition for a job well done. Voice vote, 8 yes, passed unanimously.**

**RB Taylor made a motion to adjourn the meeting. Voice vote, 8 yes, passed unanimously.**

Announcements: Thank you to the Tuesday Group for serving cake. Pot Luck, sponsored by District 6, on June 28th . Everyone is welcome.

Adjournment: 2:45 p.m.

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