

**Greentrees Village Inc.**  
**Board of Directors Meeting Minutes**  
**March 12, 2013**

Call to order: the meeting was called to order at 1:00 p.m. by President Fred Burns. All Board members were in attendance except E. Grenfell (dist. 2) and S. Muehlbauer-Lewis (dist. 8).

Approval of Board Agenda: **RB Taylor moved to approve the agenda as presented.** Voice vote approved Unanimously.

Approval of Prior Meeting Minutes: **G. Lyddon moved to approve the minutes of February 12, 2013 and February 19, 2013.** A voice vote of the Board approved unanimously.

President Burns Comments: Mr. Burns presented a letter of resignation from Ron McCrary as chair of the Elections Committee. He thanked Mr. McCrary for his many years of service to Greentrees. We will be looking for a volunteer to chair the Elections Committee.

Owners' Forum: J. Fleming (#596) suggested that the Association get a plaque that has the names of past president and their terms on it, and place it in the Library. G. Romano (#168) announced that there will be a potluck for District 3 on March 22<sup>nd</sup> with line dancers and a raffle. All are invited. Rusty Mardock (#318) asked the Board for permission to have a gallery at her home to display her art work (President Burns asked her to come to the Board workshop on March 19<sup>th</sup> with more details).

Treasurer's Report: G. Lyddon presented Treasurer's Report. Balances are \$388,629 in Greentrees Operation accounts and \$331,552 in the Reserve accounts. The Association has spent \$47,429 of Reserve funds year-to-date. **Mr. Lyddon moved that the money market checking account that the Association holds at Oregon First Community Bank be closed and that the funds (\$10,388) be rolled into the Oregon First Community reserve checking account. The Board approved unanimously (03-02-13).**

General Manager's Report: The spa has finally been repaired by Emerald Pools. We haven't received a bill yet. We have replaced six water services on Skyline Drive (see pictures and replaced parts on table), and will complete three more this week. The 2012 Financial review will be completed on Friday and presented at the next B.O.D. meeting. Two liens were placed for delinquent assessments since the last Board meeting. The lot that the Association was foreclosing on has come current. There was a main water line break at the corner of South and 4<sup>th</sup> Street. It was repaired at a cost of \$3,000. The Greentrees website has been down. It is back up at a new address: [greentreesvillage.org](http://greentreesvillage.org). The Directors and Officers insurance renewal had a large increase so we have put the policy out to bid.

Committee & Club Reports: (ACC) R.B. Taylor stated there was one permit issued in February to lot 672 for a storage building. (GERT) K Stone spoke on the need for individuals to have emergency food supplies and stored water. Mr. Stone suggested that a co-op of Greentrees residents could buy the supplies in bulk and save money. He will write an article for the GTV newsletter on the subject. (Property Committee) B. Johnson reported that the speed humps have been installed and will be painted when weather permits. The Property Committee is asking the Board to approve the purchase of electric eyes for the out-going property gates. The committee is discussing alternate ideas for marking lot numbers. Mr. Johnson reminded owners that if they wish to observe the water line work being done on property, they need to keep in mind safety issues. (Tuesday Club) No report. (Computer Club) No report.

Unfinished Business. (02-06-13) City of Florence walking/bike path: President Burns reported that he has spoken with the city after they received our letter of request. They offered to bring their consulting firm with them to our annual meeting in August to address the issue.

(02-07-13) Lot #94, Children: L. Dashofy read an e-mail from Mr. Schick (#94) which explained that the mother and three children had moved out of lot 94. Discussion followed. No action was taken.

(02-11-13) Legal opinion regarding renters attending BOD meetings: L. Dashofy read the Association's attorney's

response to the Board's question as to renters being allowed to attend board meetings. The attorney advised that the Board was free to invite renters to attend. Discussion followed. **G. Romano moved that the attorney's response be made available to our owners.** Discussion followed. **Mr. Romano amended his motion to say that the attorney's letter be made available once owners' names were struck-out.** The Board approved unanimously.

(03-01-13) **B. Johnson moved that, for safety reasons, the Board accept the bid from Overhead Door of \$1543 to install electric eyes on the exit gates at the Greentrees entrances.** The Board approved unanimously.

Announcements: There will be a board meeting (workshop), on March 19th at 1:00 PM to discuss changes to the CC&R's. Residents are welcome to attend. Thank you to the Tuesday Group for serving cake. Potluck, sponsored by District 3, on March 22<sup>nd</sup>. Everyone is welcome.

**G. Romano moved for adjournment at 2:03 PM.** The motion was approved unanimously.

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