

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

Call to order: The meeting was called to order at 1:00 PM by President Fred Burns. All board members were present.

Approval of Board Agenda: **George Lyddon moved to approve the agenda. Voice vote, 9 yes, approved unanimously.**

Approval of Prior Meeting Minutes: **RB Taylor moved to approve the BOD minutes of October 10, 2013. Voice vote, 9 yes, approved unanimously.**

President's Comments: Mr. Burns thanked Bill Johnson for the great Halloween party that he sponsored. He also announced that Florence City representatives will be attending the Greentrees Village December Board meeting to discuss the Rhody Express and Greentrees.

Residents' Forum: None

Correspondence: None

Financial Report: G. Lyddon presented the Treasurer's Report. Cash on hand in our Operating account checking and savings is \$290,086. The Reserve fund has \$355,327 for a balance of \$645,413. Our expenses are in line.

General Manager's Report: Mr. Dashofy reported that the Adult pool cover broke and was repaired by Emerald Pool, we have not yet received the bill. Maintenance also had to replace a pump in the spa at a cost of \$157. The Maintenance Department is rebuilding the lighthouse that's outside the pool area. It should be back in place next week. The Association's Food Drive for Florence Food Share is on Thursday. Thank you to Dick Benson and the volunteers. The Finance Committee is revising the Employee Handbook. Those revisions will be brought to the Board at December's meeting. Staff is preparing to renovate the GTV office in January. There will be new paint, flooring, and a new desk. The Office staff will be moving to the Conference room while the work is being done. In mid-December, our contractor will be replacing eight electrical crossings on 2<sup>nd</sup> Street, 3<sup>rd</sup> Street and 4<sup>th</sup> Street South. The annual assessment billing mailing will be going out on December 1<sup>st</sup>.

Committee & Club Reports: **(ACC)** R.B. Taylor reported that two permits were issued in October to lot 298; one for a retaining wall and one for a deck extension. **(Property Committee)** The committee approved retaining wall replacements for 2014, the purchase of new reserve study software and the placement of a temporary speed bump on 1<sup>st</sup> Street. They also discussed the display cabinet requested by the Tuesday Group. **(Tuesday Group):** Pam Spagna reported that they had a great craft fair. The Club has voted to pay up to \$700 for the display cabinet in the Clubhouse Library that they had discussed with the Property Committee. Discussion followed. President Burns asked the Property Committee to bring plans for the cabinet to the December B.O.D. meeting. Ms. Spagna asked the Board to approve the Tuesday Group's use of the Hall and allow the gates to be open for a Club sponsored event entitled 'Is It Real?' on January 25<sup>th</sup>. **(Computer Club):** No report. **(Bingo):** The Bingo Committee reports that Bingo has averaged 39 attendees over the 3<sup>rd</sup> quarter. They have paid out \$3,372 over the past 14 weeks; this includes two progressive payouts totaling \$165, and three power ball payouts totaling \$57. This ended in a positive net game balance of \$198. We are always looking for new players to join us. **(GERT):** No report.

Unfinished Business. (10-01-13) Estate Sales-second reading: **P. Patton presented a resolution (attached and incorporated by reference) which would allow Estate Sales in Greentrees under certain conditions.** Discussion followed. **A vote of the Board approved unanimously.**

New Business: (11-01-13) **G. Lyddon** moved that the Board approve the finalized 2014 budget as presented. The budget would hold assessments at \$200 per month for another year. A vote of the Board approved unanimously. (11-02-13) **F. Burns** moved to permit use of the Recreation Hall on December 12<sup>th</sup> by owner Ruth Main for a Christmas celebration. There will be a \$100 charge for use of the Hall. A vote of the Board approved unanimously. (11-03-13) **F. Burns** moved to reimburse owner Don Douglas \$49 per month for internet service costs for the river camera that he set up for the Association. A vote of the Board approved unanimously. (11-04-13) **G. Lyddon** moved that the Board approve an increase in the amount that the Association charges owners for renting space at lot 401. The increase would be from the current \$12 per month to \$25 per month. Discussion followed. The Board voted seven in favor and two against (R.B. Taylor and Bill Johnson). The item goes to a second reading in December. (11-05-13) President Burns called for nominations for the empty seat of Board Secretary. **R.B. Taylor** nominated **Vicki Martin** for the position. A vote of the Board approved unanimously. President Burns thanked Ms. Martin for accepting the position. (11-06-13) **G. Lyddon** moved that the Board approve the lease of a bank card machine and also approve a merchant agreement with Siuslaw Bank for the purpose of the Association accepting debit cards and credit cards as a form of payment. The use of bank cards would be contingent on their use being cost neutral to the Association. Discussion followed. A vote of the Board approved unanimously. (11-07-13) **B. Johnson** moved that the Association purchase new reserve study software at the cost of \$795 from Reserve Analysis, Inc. Our present software is antiquated. A vote of the Board approved unanimously. (11-08-13) **F. Burns** moved that the Board tentatively approve the Tuesday Group's use of the Hall and allow the gates to be open for a Club sponsored fund raising event entitled 'Is It Real?' on January 25 from 9 AM to 3 PM. A vote of the Board approved unanimously.

Other Business: None

Announcements: : President Burns thanked the Tuesday Group for making and serving cake for the Board meeting. Everyone is invited to Thanksgiving dinner put on by the Tuesday Group on November 28th.

**R. B. Taylor** moved to adjourn the meeting. Voice vote, 9 yes, passed unanimously.

Meeting was adjourned at 2:12 PM.