

Greentrees Village Inc.
Board of Directors Meeting Minutes
October 8, 2013

Call to order: The meeting was called to order at 1:00 p.m. by President Fred Burns. Seven board members were present. RB Taylor and P. Catalfamo were absent.

Approval of Board Agenda: **G. Lyddon made a motion to approve the agenda. Voice vote, 7 yes, approved unanimously.**

Approval of Prior Meeting Minutes: **G. Lyddon moved to approve the BOD minutes of September 10, 2013 and the minutes from the special workshop held on September 24, 2013. Voice vote, 7 yes, approved unanimously.**

President's Comments: Mr. Burns thanked Don Douglas and Kathy McGregor for putting up a web cam on their property with a wonderful view of the river which can be viewed on the Greentrees web site.

Residents' Forum: M. Grenfell, lot 123, voiced his opinion on the dog stations included in the 2014 Reserve Study request. D. Johnsen, lot 414, wanted to thank Barbara Enslow, lot 165 and Loretta Platz-Gilliland, lot 101, for the beautiful job they did in decorating the Clubhouse.

Correspondence: Letter from C. Danforth, lot 553, requesting a third poker table be placed in the coffee room for card playing. Moved to New Business.

Financial Report: G. Lyddon presented the Treasurer's Report. We have transferred matured CD's to a Washington Federal Money Market Account in the amount of \$211,274.52 at .3% interest rate. Cash on hand in our checking and savings is \$308,259.62. The Reserve fund has \$340,256.95 for a balance of \$648,516.57. Our expenses are in line.

General Manager's Report: There was a 6" water line break on first street West. Maintenance repaired it at a cost of \$2,300. The 2013 Reserve Study is complete. We will have copies available in the office. Ballots for the odd number districts candidates will be going out October 28th. Pat Stanton, a long-time employee, has resigned due to health issues. Ella Grenfell has agreed to return to that position in the office. We wish to extend our best to Pat. The Finance Committee is working with representatives from Siuslaw Bank in an attempt to find a way to take bank cards in the GTV office. 46 homes have sold this year in Greentrees, which is about 8% of our total lots.

Committee & Club Reports: (ACC) Porta-johns were discussed as a requirement for construction sites of new homes in Greentrees. (Property Committee) B. Johnson reported that the committee discussed new information that came up about the road spikes proposal. They also discussed which retaining walls will be replaced this coming year and the location of speed humps. (Tuesday Group) R. Smelley: Reminded everyone about the Craft Fair and Bake Sale to be held Saturday, October 19th from 8am-2pm. Baked goods are still needed. (Computer Club) P. Miller: The Club will be going back to the Winter schedule of two classes per month on the first and third Wednesdays. On December 4th they will have a business meeting to make plans for 2014. (GERT): K. Stone suggested that Greentrees needs to plan an event next summer that would include all of Greentrees this time and not just the West side for an emergency response drill

Unfinished Business. (02-06-13) City bike path: David and Kerstin Johnsen. The Johnsens talked about the City's willingness to work with Greentrees to make the bike path a success without disturbing the residents any more than they have to. They may be willing to put up retaining walls, and will transplant vegetation if needed. Designing the path will begin in March of 2014. (07-03-13) Rhody Bus: F. Burns. Don Patton, a Greentrees resident is on the transportation committee representing Greentrees. The new Rhody bus schedule will be

extended for one year. Thanks to all the residents who attended the city council meeting and signed the petitions. (08-04-13) Road spikes at entrance gates. **Fred Burns moved that the Association replace the property's front exit gates with above ground traffic spikes and the appropriate warning signs** (second reading). Discussion followed. **Roll call vote, 3 yes, 4 no. Motion failed.**

New Business: (10-01-13). Estate sales: **P. Patton presented a resolution (attached) which would allow Estste Sales in Greentrees under certain conditions.** Discussion followed. **Roll call vote, 6 yes, 1 no. Goes to second reading.** (10-02-13) Rec. Hall Reservation: **F. Burns made a motion to permit use of the Recreation Hall on October 26th. Voice vote, 7 yes, approved unanimously.** (10-03-13) Board resignation: E. Grenfell, sighting a conflict of interest, resigned as District 2 representative and also as Secretary of the Board. **B. Johnson made a motion to appoint Mike Grenfell, lot 123, to the board for the remainder of the term. Roll call vote, 6 yes, 1 abstain (E. Grenfell), approved.** (10-04-13) 2014 Reserve Expenditures: **B. Johnson made a motion to approve the proposed Reserve Expenditures for 2014.** Discussion followed. **Roll call vote. 7 yes, approved unanimously.** (10-05-13) Request for poker table: **F. Burns made a motion for a third poker table for the coffee room. Voice vote, 7 no, motion failed.**

Other Business: (10-06-13) RB Taylor (via e-mail) recommended that Jon Kiiskinen, lot 181, be appointed to the ACC Committee. **Vicki Martin made a motion to approve the appointment. Voice vote, 7 yes, approved unanimously.** (10-07-13) A letter from Randi Campos requesting to move into Greentrees 23 weeks before she turns 55. She works for Washington Federal and lives in Reedsport and has to commute every day. **B. Johnson made a motion to make an exception in this case. Voice vote, 7 yes, approved unanimously.**

Announcements: Thank you Ruth Smelly and Joan Kerrebrock for making and serving cakes for the board meeting today. Potluck and Halloween party on October 31st sponsored by District 9. Everyone is welcome.

G. Lyddon made a motion to adjourn the meeting. Voice vote, 7 yes, passed unanimously.

Adjournment: 2:30 PM.

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