

Greentrees Village Inc.
Board of Directors Meeting Minutes
September 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. P. Patton and P. Catalfamo were absent.

Approval of Board Agenda: **V. Martin made a motion to approve the agenda with the addition of adding ‘Replanting of Greenbelts’ to Other Business. Voice vote, 7 yes, approved unanimously.**

Approval of Prior Meeting Minutes: **S. Muehlbauer-Lewis moved to approve the minutes of August 13, 2013. Voice vote, 7 yes, approved unanimously.**

President Burns Comments: We will schedule a workshop for September 24, 2013 at 1:00 pm to have further discussion on estate sales. October 15th is the deadline for nominations for the 2014 election of board members for odd number districts. The Board will be going into Executive session to discuss foreclosures as the last item on today’s agenda.

Residents’ Forum: K. Stone, lot 259, would like to require new home sites under construction to have a portable toilet on site.

Correspondence: Letter from N. Parker, lot 64, regarding the annual sidewalk sale and a letter from P. Patton, lot 282, regarding our gates and the proposed traffic spikes.

Financial Report: G. Lyddon presented the Treasurer’s Report. Cash on hand in the Association’s Operations checking and savings account is \$335,645.86. The Reserve accounts have \$325,771.10 for a balance of \$661,416.96. Our expenses are in line year-to-date.

General Manager’s Report: The 2014 Reserve study is being worked on and will be presented next month to the Property Committee, Finance Committee and then to the Board of Directors. The Finance Committee and management is investigating if we can find a way to accept bank cards to pay Greentrees assessments. Management has been working with the Finance Committee to review job descriptions and the employee handbook. We hope to bring this to the Board for consideration in November. We had a plugged sewer line this month in the 400’s. It turned out not to be a broken line and we were able to fix it by flushing it out with water. The cost was \$870.00. We have replaced four rotted posts in the breezeway between the clubhouse and the Recreation Hall at the cost of approx. \$400.00. Lot 679 is going through a bank foreclosure. It has been empty for four years and has a debt of \$4,914.00. We will not be able to recover that money, but we look forward to getting a new home owner and taking it off our books.

Committee & Club Reports: **(ACC)** R.B. Taylor. We had four permits issued for the month of August. They were for a living room extension (#430), an access ramp (#516), a small fence (#542) and one for a garage (#188). **(Property Committee)** B. Johnson reported that the Property Committee talked about our water system. Flow tests are being done by maintenance to measure the flow of water. Diane Freburg was at their last meeting regarding cameras on the river. The computer club was contacted to see if they might help. P. Patton was at the last meeting asking the committee to reconsider the traffic spikes. **(Tuesday Group)** P. Spagna: The Tuesday Group requested the use of the Recreation Hall for a Holiday Gift and Bake sale on Saturday, October 19th from 8:00 am - 2:00 pm. It was put under Other Business. **(Computer Club)** No report. **(GERT):** K. Stone. No report

Unfinished Business. (07-03-13) Rhody Bus: F. Burns said that there would be a City Council meeting at the Florence Events Center on Monday, September 16th at 7:00 pm. Management received a communication from

Bob Garcia, chairman of the Confederated Tribes, saying that the tribes do not support taking us off the Rhody bus schedule. We hope that a lot of our residents will attend this meeting to show their support on this issue. (08-04-13) Road spikes at entrance gates: **Fred Burns made a motion that the Association replace the property's front exit gates with above ground traffic spikes and the appropriate warning signs. It is recommended that the East gate be replaced in 2013 at a cost not to exceed \$3,500, and that the West gate be replaced in a similar fashion in 2014. After some discussion an amended motion was made by V. Martin to postpone our decision until the next board meeting. Property Committee to review. Roll call vote, 7 yes, passed unanimously.**

New Business: (09-01-13). Charter Cable changes: L. Dashofy. Charter has informed us that after the first of the year they will go 100% digital and each resident will need a box for every TV. Even if you have a digital TV you will still need a box. They will provide one box at no charge. Additional boxes will be \$5 per month each. (09-02-13) Reserve Investments: **G. Lyddon made a motion to move two CD's that are maturing into a money market account at Washington Federal temporarily while the Finance Committee looks at investment options. Roll call vote, 7 yes, passed unanimously.** (09-03-13) Review of Sidewalk Sale: Many residents felt the sale went well. A suggestion was made to have volunteers next year to slow speeders down and direct traffic. F. Burns also suggested putting up stop signs at the gate to slow drivers down.

Other Business: (09-04-13) V. Martin made a motion that to protect the visual and private screen that our greenbelts offer, a new provision be added to the current Rules and Regulations stating that a greenbelt be replanted within two weeks of removal with trees of at least 6 feet and 5 gal. sized plants. Discussion followed. It was decided that the Property Committee will address this issue and it will be moved to the next board meeting. (09-05-13) The Tuesday Group is requesting the use of the Recreation Hall on October 19th from 8:00 am - 2:00 pm for a gift and bake sale. The gates to be open to the public at those times. **RB Taylor made a motion to give permission for the function. Voice vote, 7 yes, approved unanimously.**

RB Taylor made a motion to adjourn the meeting to go into Executive session along with the Finance Committee to discuss foreclosures. Voice vote, 7 yes, approved unanimously. The Board went into executive session at 2:12PM.

Meeting reconvened at 3:11PM. **RB Taylor moved to instruct Treasurer G. Lyddon to attend the foreclosure sales for lots 9 and 105 in Eugene, and to bid on each lot at minimum the debt owed to the Association plus legal fees and any required taxes. The maximum bid for each lot shall not exceed the minimum bid plus 30% of the Finance Committee's maximum cap figure. The funds for acquisition shall come from the Association's Reserve fund. Roll call vote, 7 yes, approved unanimously.**

Announcements: Thank you Ruth Smelly and Joan Kerrebrock for serving cakes for today's meeting. **THE POT LUCK, SPONSORED BY DISTRICT 5 WILL BE SEPTEMBER 27th AT 6:00 PM. EVERYONE IS WELCOME**

RB Taylor made a motion to adjourn the meeting. Voice vote, 7 yes, passed unanimously.

Adjournment: 3:13 PM.

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