

Greentrees Village Inc.
Board of Directors Meeting Minutes
DECEMBER 9, 2014

Call to order: The meeting was called to order at 1:00 p.m. by President George Lyddon. All nine board members were present.

Approval of the Board Agenda: R. B. Taylor made a motion to approve the Agenda. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

Approval of Prior Meeting Minutes: G. Lyddon moved to approve the BOD meeting minutes of November 11, 2014 with a correction in the Financial Report stating it was the October Financial Report. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

President's Comments: G. Lyddon thanked all the Board members for their time and energy in making it a successful year for Greentrees Village. Mr. Lyddon thanked Vicki and Ralph Martin for their leadership in the Rhody Drive multi-use path fight; Bill Johnson for lending all the technical backup and his expertise in discussions with the City of Florence; David and Kirsten Johnsen for their help with the media and political bodies; and Fred and Sharon Burns, and all those who walked and obtained signatures on the petition. He also thanked R.B. Taylor and Pat Miller for their hard work this year and Mike Grenfell for handling the finances. Lastly, he thanked Peg and Don Patton for all the wonderful decorations throughout the year and for putting on the Thanksgiving Dinner; the Greentrees Village maintenance staff for the Christmas lights and decorations; and Louis Dashofy for keeping us all out of trouble.

Mr. Lyddon then reported that a new alternate plan (Option 3) for the Rhody Drive path was introduced on October 20th at the City Council work session. Option 3 is as follows: A 6-foot wide shoulder on each side, using pervious pavement. A 1-foot wide gravel shoulder beyond the pavement on each side, blending into existing ground contours with no storm water swales needed. A final decision was made at the December 1, 2014 City Council Meeting to go ahead with Option 3. This is what was originally desired by most people and will have a minimal impact on the vegetation. We feel this is a win!

Resident's Forum: Peg Patton, Lot#282, thanked everyone who has brought toys to put under the Christmas tree in the Recreation Hall. The last day to drop off toys is Monday, December 15th.

Correspondence: None.

Financial Report: M. Grenfell presented the November Financial Report. Cash on hand in our checking/savings account is \$252,742.23. The Reserve Fund has \$388,637.45, for a total balance of \$641,379.68 in checking/savings. .

General Manager's Report: Louis Dashofy reported that everyone should have received the 2015 Assessment Billing, as it was mailed out on November 28th. The Greentrees yearly inventory on properties is nearly complete and will be presented to the Finance Committee at the January meeting. A pool heat pump has been repaired at a cost of \$475.00. It was damaged by a piece of ice coming off during defrost mode and had been down for almost three weeks. Our maintenance crew put up approximately 15,000 LED Christmas lights this year and they look great. We are preparing to start painting and carpeting the library and meeting room in the clubhouse. We will begin painting in December and new carpeting will be put in around the first week of February. The current carpet is eighteen years old. We are in the process of renewing our property insurance as of January 1, 2015 with Philadelphia Insurance. The general liability is \$15,722.00 and the umbrella policy is \$1,170.00, both of which keep us within budget for next year. Owner, Don Douglas, has mounted an internet camera on the Westside gate. If we go with this, we could put a camera on both the Westside and Eastside gates. This could be viewed by all owners on the Internet. We will be talking to the Property Committee about maybe setting that up and will be getting back to you on this

Committee & Club Reports: **(Architectural Committee):** R. B. Taylor reported one permit issued in November to Lot #618 to replace a windbreak damaged by the wind storm. **(Art Advisory Committee):** B. Johnson reported that current displays include a Nativity Set collection by Diana Funk of Lot #300; a Santa collection by Pat Miller and Jack Branson of Lot #585; a Christmas lighthouse collection by Josee and Bill Tom of Lot #633; and a handmade card collection by Debra Glenzer of Lot #569. There will not be displays in January because of the carpeting installation. If you would like to display your collection, please sign the sign-up sheet and see Charlotte, in the office, to fill out an application. **(Activity Committee):** F. Walters reported that as co-chair of this year's Activity Committee, it has been a privilege to work with many amazing people including Peg Patton, Carol Fisher, Patsy Turner and many others who are always ready to come in and decorate. We always have a great time doing it. Although, I could not attend the Thanksgiving Dinner hosted by Peg and Don Patton, I heard it was a great success. We are looking forward to the Christmas Dinner hosted by Ella and Mike Grenfell. The Activities Committee will be having three door prize drawings at the Christmas Dinner, for free HOA dues for a month, in the amount of \$205.00 each. A certificate will be given and then they can get that reimbursed to them at the office with a check. Bette Turner has

been running the residents' coffee social this year but is stepping aside to allow someone else to take a turn at it. Anyone interested in doing the coffee socials, please contact Carol Fisher, Louis Dashofy or myself, Faye Walters. Debby Glenzer, our bunco coordinator, has turned over the 2015 bunco duties to Larry and June Elliott. We want to thank Betty and Debby for doing a great job. As this year closes, the Activity Committee would also like to thank all of our volunteers for their commitment and service. We would also like to thank the office staff for their support and professional help in getting the Committee up and running. Faye also thanked all the behind the scenes people for their help setting up the tables and chairs and do cleanup. The next Activity Committee meeting is January 8, 2015 at 11:00 a.m. Faye asked the Board to clarify who was eligible for the Christmas raffle drawing. (*See Other Business*). **(Property Committee):** W. Fisher reported that the Property Committee was busy this last month reviewing next year's plans and fine-tuning them. Mr. Fisher wished everybody Happy Holidays and a Merry Christmas. **(Computer Club):** P. Miller reported that at the December business meeting the 2015 officers were elected and the 2015 budget approved. The 2015 officers are: Pat Miller, President. Gene Fisher, Vice-President. Connie Goddard, Treasurer. Samantha Strausser, Secretary. Jack Branson will continue as the Advertising Coordinator. Parker Kendall served as Secretary for three years and decided it was time to retire. The Club thanks Parker for his years of service. **(Bingo Committee):** K. Bumgarner: No report. **(GERT):** K. Stone said he plans to come before the Board at the next meeting to discuss the pros and cons of Greentrees Village getting together with the Red Cross as an emergency shelter. Mr. Stone also mentioned the possibility of putting together lists of people willing to take in their neighbor(s) and/or their neighbor's pets in case of emergency. **(Election Committee):** R. Smelly announced the election results for even-numbered districts and alternates. Dolores Morgan, District #2. George Lyddon, District #4. David Johnsen, District #6. Pat Miller, District #8. Alternates, Gary Savaiano and Bruce Littlepage.

Unfinished Business: None.

New Business: **(12-01-14) Charter Cable Agreement:** B. Johnson reported that Louis Dashofy coordinated with our attorney and Charter Cable to obtain a new five-year agreement at \$17.96 per month for each unit with a 6% rate increase each year as before. Bill Johnson motioned to approve the Charter Cable Agreement. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(12-02-14) Resolution to name L. Dashofy as the Authorized Agent for GTV in the matter of Lot #685:** G. Lyddon motioned to appoint Louis Dashofy, Greentrees Village General Manager, as the Authorized Agent in regards to the probate of the will of Evelyn May Evans-Jennings, deceased owner of Lot #685 in Greentrees Village. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(12-03-14) Request for Multi-Purpose Room (Byers, Lot #410):** Margaret Byers of lot #410 has requested use of the Multi-Purpose Room for a quilting group on the fourth Thursday of every month. G. Lyddon motioned to allow use of the Multi-purpose Room, *on a trial run basis*, for a quilting group on the fourth Thursday of every month starting on Thursday, January 22, 2015 from 9:00 a.m. to 4:00 p.m. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(12-04-14) Request for Hall (Tom, Lot #633):** Josee Tom of lot 633 has requested the use of the Recreation Hall and/or kitchen on a Wednesday (date TBD) in January from 11:30 a.m. to 2:00 p.m. for the purpose of holding a Chinese cooking class for residents. R. B. Taylor motioned to approve the use of the Recreation Hall and/or kitchen as requested for a Chinese cooking class. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(12-05-14) Greentrees Financial Endowment:** The idea was presented to set up a financial endowment that would allow people to bequeath their estate to Greentrees Village upon their death. G. Lyddon motioned to authorize Louis Dashofy to contact the HOA attorney with questions on doing this correctly and the costs involved in proceeding with setting up a financial endowment. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

Other Business: The Activities Committee asked for guidance on the rules for the Christmas raffle. It was agreed that only one ticket per household no matter how many houses one person might own. Guests of owners and residents *are not* eligible for a raffle ticket. Renters *are* eligible.

D. Johnsen reminded everyone in the audience that the deal Louis made with Charter Cable was a fantastic one, saving Greentrees thousands of dollars. The audience responded with applause. We all thank you, Louis.

Announcements: G. Lyddon welcomed everyone to Christmas dinner on December 25th at 4:00 p.m. There will be three raffle prizes for monthly assessment. The dinner is free to residents. Guests are \$3.00. Mr. Lyddon thanked Ruth Smelly and Bette Turner for making the cake for today's meeting.

G. Lyddon moved to adjourn the meeting. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **Adjournment at 1:47 p.m.**

Submitted by Vicki Martin, GTV Secretary, 2014