

Greentrees Village Inc.
Board of Directors Meeting Minutes
JULY 8, 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: F. Burns made a motion to approve the Agenda. Voice Vote, 9 yes, 0 opposed, approved unanimously.

Approval of Prior Meeting Minutes: G. Lyddon moved to approve the BOD meeting minutes of June 10, 2014. Discussion followed with two corrections recommended. Voice Vote, 9 yes, 0 opposed, approved unanimously.

President's Comments: G. Lyddon announced that the Board would be going into Executive Session to discuss legal issues and the sale of properties.

Resident's Forum:

Sally Daugherty, Lot # 666, regarding the letter writing group, for the Citizens Committee to Save Our Native Rhododendrons, which meets every Thursday at 11:00 a.m. in the clubhouse. V. Martin commended Sally for her efforts and hard work. Ken Stone, Lot #259, questioned why the lot sale and legal issues are not done in the open instead of in executive session. G. Lyddon cited privacy laws as the reason for certain items being discussed in executive session and not in public.

Correspondence: None.

Financial Report: M. Grenfell presented the June Financial Report. Cash on hand in our checking/savings account is \$387,458.78. The Reserve Fund has \$349,603.13 for a total current asset of \$1,419,938.42.

General Manager's Report: Mr. Dashofy reported that the Charter Cable box changeover is almost over. If an owner has received a bill for the "free" box, they should call Charter. Some part-time residents, who came for the July 4th holiday, found they had no television because they did not have the new box. Those owners may have to go to CoosBay to pick one up. Doug South, our contractor, has been working on replacing the wall paneling and is doing a beautiful job. An Employment Department audit is being done by the State of Oregon on Greentrees Village on August 5, 2014. The Fourth of July hot dog and ice cream social was a major success. Our thanks go out to Fred and Sharon Burns; Mike and Ella Grenfell; Wayne and Carol Fisher; Norm and Joan Kerrebrock; Connie Goddard; Don Patton; Bill Johnson and Barbara Enslow for putting it on. Also, thank you to all the volunteers that helped them. We will be mailing out a letter next week for the annual meeting which is on Saturday, August 2, 2014. A copy of the 2015 budget will be included with the letter.

Committee & Club Reports: **(Architectural Committee) R. B. Taylor:** No report. Welcome back R.B. **(Art Advisory Committee) B. Johnson:** Bill reported that there was no meeting last month. Charlotte tried to recruit new art displays. There is a list of persons interested in displaying but no one actually applied. An application and photographs are necessary before you can display your items. **Property Committee) B. Johnson:** Bill reported on the reserve wish list. The Road Report was also discussed and is on the agenda today under new business. (*See New Business (07-03-14) Recommendation for road overlays: B. Johnson*). Work on the Clubhouse is looking good. **(Computer Club) P. Miller:** Pat reported the computer club has been having its weekly classes. They have worked with tablets, particularly the Kindle Fire. They are learning to stream media content from the internet to their television. They had their final class in the advanced repair series. A business meeting was held on July 2, 2014, in which the purchase of an iPad was approved. This device will be used in developing and expanding the club's ability to work with Apple products. The July 9, 2014 class will be talking about how to get better performance from your internet. The class will also talk about how to work with WiFi in your house. The club purchased an apple streaming-to-television device for Greentrees. It is now connected to the television in the coffee room. **(Bingo Committee) K. Bumgarner:** Kay reported that bingo has averaged 30 attendees per week in the second quarter (March to June, 2014). There was \$2,660.00 paid out over the last 13 weeks including a progressive payout of \$105.00 and one powerball payout of \$20.00. The quarter ended in a positive net game balance of \$130.10. Kay welcomed owners, renters and their invited guests (18 years or older), to attend on Saturday evenings. **(Expo Committee) K. Stone:** Ken reported getting a \$200.00 check from West Lane Emergency Operations Group to help support the Expo. He said the Expo Committee was unable to get Safeway to donate food for the Expo but is getting more vendors. The Expo Committee is still waiting to hear from the Hospital and the Casino

Unfinished Business: (06-04-14) Association Recordkeeping Resolution (revised): V. Martin motioned that Greentrees Village Resolution (Association Recordkeeping and Inspection Policy) and accompanying forms be incorporated into the Greentrees Village Book of Resolutions as revised. Discussion followed. Voice Vote, 9 yes, 0 opposed, approved unanimously.

New Business:

(07-01-14) Variance request for Lot 243: R. B. Taylor stated that Shirley Lawrence of Lot 243 is requesting a variance in order to keep the picket fence she has within her Greenbelt. Discussion followed. Bill Johnson motioned that we grant a variance to Lot 243 for the picket fence, as built, with the stipulation that it not be replaced and also that she plant a Greenbelt in front of it. Discussion followed. Bill Johnson moved to modify the motion so that it states, that if a variance is granted, it is under the conditions that the fence cannot be replaced; that the Greenbelt be planted within 30 days and that the fence must be removed upon the sale of the property. **Roll Call Vote, 8 yes, 1 no, Motion is Amended.** Bill Johnson moved to approve the amended motion to grant a variance to Lot 243 for the purpose of allowing the 3' picket fence under the conditions that it cannot be replaced and the owner be required to plant the greenbelt within 30 days along their side of the fence and that the fence must be removed upon the sale of the property. **Roll Call Vote, 6 yes, 3 no, will go to second reading.** **(07-02-14) Florence Transportation Community Report:** Don Patton, Lot 282, presented a short history on Florence Public Transit and the Rhody Express bus and then passed out a new schedule. He said the Rhody Express is a two-loop system with Greentrees being on the South Loop and the central point being the Grocery Outlet store. Don reported that Greentrees ridership is down with an average of 27 riders per month over the last six months, making Greentrees 3% of the total ridership. New signs, new brochures, the buddy system and the free-days program are all being utilized in the hopes of increasing ridership. This last year there were free days for special events and a rider survey on how to improve the system. A final report to the City Council will be done in October. Don said he was open to any suggestions on how to promote the program and increase ridership in Greentrees. Bill Johnson asked about the possibility of purchasing tickets for Greentrees residents once a month, instead of sponsoring a free day, since the ridership is only 27 per month at this time and that might be more feasible. **(07-03-14) Recommendation for road overlays:** Bill Johnson of the Property Committee motioned to approve the Computerized Pavement Management System Plan at an estimated cost of \$732,371.00 over an eleven-year period beginning in 2016. Discussion followed. Roll Call Vote, 9 yes, 0 opposed, approved unanimously. **(07-04-14) 2015 Budget:** Mr. Grenfell moved to approve the 2015 budget recommended by the Finance Committee to the Board of Directors, including an increase in HOA dues to \$205.00 per month, starting January 1, 2015. Discussion followed. Roll Call Vote, 9 yes, 0 opposed, approved unanimously. **(07-05-14) Sale of Lot #105:** G. Lyddon reported that Lot #105 was listed with a real estate agent, Steve Earnshaw. One offer has been received. We did not accept it and countered. They did not come back with a new offer, so it is still on the market. It is competitively priced, so we expect to sell it soon. **(07-06-14) Agenda/Invitation to Annual Meeting:** G. Lyddon stated that an invitation to the 34th Annual Meeting of Members of Greentrees Village, Inc., along with the agenda for that meeting, will be sent out soon to all owners. Registration will begin at 1:00 p.m. in the Activity Room with the meeting called to order at 2:00 p.m. A quorum of 15%, or 86 lots represented, is needed in order to open the meeting. A "Meet and Greet" with complimentary wine and cheese will be hosted between 1:00 p.m. and 2:00 p.m. This will be a good opportunity to meet your representative. Board members will be available to discuss Association issues. Mike Grenfell motioned to approve the Agenda (as corrected) for the 34th Annual Meeting of Members of Greentrees Village, Inc. Discussion followed. Voice Vote, 8 yes, 1 no (Peg Patton), approved. **(07-07-14) Property pin locations:** B. Johnson of the Property Committee motioned that the Board of Directors approve the expenditure of, not to exceed, \$2,000.00 for surveying in order to help in determining the Association's common property line adjacent to the rear of Lots 201-207; 235-239, 260-262; 277-280 and 301 through 302. Discussion followed. Roll Call Vote, 9 yes, 0 opposed, approved unanimously.

Executive Session: G. Lyddon motioned to adjourn the meeting to go into Executive session to discuss the sale of Lot #105 and legal issues. Voice Vote, 9 yes, 0 opposed, approved unanimously. **The Board went into Executive Session at 2:54 p.m.**

BOD meeting reconvened at 3:59 p.m. Eight board members present after reconvening. Bill Johnson was absent for remainder of meeting.

Vicki Martin motioned to allow Peg Patton to decorate the Recreation Hall from now until December 31, 2014. Voice Vote, 8 yes, 0 opposed, approved unanimously. Vicki Martin motioned to allow George Lyddon to bid up to \$19,900.00 on Lot #9. Roll Call Vote, 8 yes, 0 opposed, approved unanimously. Fred Burns motioned that Greentrees Board of Directors approve giving a \$500.00 incentive bonus to the selling agent on Lot #105. Roll Call Vote, 8 yes, 0 opposed, approved unanimously.

Other Business: None.

Announcements: G. Lyddon welcomed everyone to the District 7 potluck on Friday, July 25th and asked for a volunteer to do the August potluck.

G. Lyddon moved to adjourn the meeting. Voice Vote, 8 yes, 0 opposed, passed unanimously. **Adjournment at 4:03 p.m.**