

**Greentrees Village Inc.**  
**Board of Directors Meeting Minutes**  
**March 12, 2014**

**Call to order:** The meeting was called to order at 1:00 p.m. by President George Lyddon. Seven board members were present. Peg Patton and Jeff Myers were absent.

**Approval of the Board Agenda:** R. B. Taylor made a motion to approve the Agenda. **Voice Vote, 7 yes, 0 opposed, approved unanimously.**

**Approval of Prior Meeting Minutes:** George Lyddon moved to approve the BOD meeting minutes of February 11, 2014, as printed, by general consensus.

**President's Comments:** George Lyddon introduced new Board procedures regarding audience and Board member interactions other than at the Resident's Forum. He announced a vacancy on the Board of Directors for District 8.

**Resident's Forum:** **Lea Rudd, Lot #288**, regarding Friendship Club rental fee and procedures with the tables in the hall. **James Gregg, Lot #608**, regarding ductless heat pumps and current \$1,500.00 rebate which will drop to \$1,000.00 at end of this month. **Kerstin Johnsen, Lot #414**, recommended a Port-a-potty for the road crew working on the water line replacements and road repair. **Norma Burkett, Lot #91**, regarding a place to post an additional event flyer for Greentrees West.

**Correspondence:** **Resignation letter, dated February 18, 2014, from District 8 Representative Jeff Myers**, citing time issues. **James Gregg, Lot #608**, requesting to be considered for the District 8 Representative position. **Patricia Miller, Lot #585**, requesting to be considered for the District 8 Representative position. See *New Business (03-09-14) Name District 8 representative: G. Lyddon*. **Lea Rudd, Lot #288**, letter mentioned during the Resident's Forum. **A letter of appreciation to Sharon Muehlbauer-Lewis from G. Lyddon, President of the Board, on behalf of the HOA, BOD and all Greentrees employees for her many years of service.**

**Financial Report:** Mike Grenfell presented the February Financial Report. Cash on hand in our checking/savings account is \$417,841.97. The Reserve Fund has \$359,613.24, for a total balance of \$777,455.21 in checking and savings.

**General Manager's Report:** Mr. Dashofy reported there will be no exercise class on Monday, March 17<sup>th</sup> due to the Arts and crafts show. Fifty new chairs have been ordered for the Recreation Hall. The new card tables are in and being used. Sixteen homes have sold in Greentrees so far this year. The camera for the library is in and will be installed next week. Thirty-two water line replacements have been installed so far on North Street. Road work is still to be done. Louis thanked the residents on North Street for their patience while the work is being completed. It appears that we will be within budget. He also thanked Ross Nininger for all his hard work and for staying on top of it. Louis advised the Board that he was giving each Board member a supplemental packet of items that came in after the Agenda for this meeting was established, consisting mostly of new complaints by two residents, Mr. and Mrs. Jackson of Lot 676 and Sylvia Stanton of Lot 620.

**Committee & Club Reports:**

**(ACC) R. B. Taylor:** No permits were issued in February. **(GERT/Security) K. Stone:** **How to Survive! (A Preparedness Expo at Greentrees Village)** will be on Saturday, September 13, 2014 from 9:00 a.m. until 3:00 or 4:00 p.m. Parking and security issues are still in the planning process. Ken and committee members are actively seeking vendors and exhibitors for the tables and sponsors for the food. Louis has filed the necessary paperwork with the city and is working on brochures for the event. **(Property Committee) Bill Johnson:** The Property Committee met on March 4, 2014 and discussed the following. **Kitchen use responsibilities--See New Business (03-03-14) Kitchen rules: M. Grenfell. The Committee voted to recommend that the Board install speed limit signs on both sides of the speed bumps. See New Business (03-05-14) Property Committee Recommendation, speed limit signs: B. Johnson. Multi-use Path--See New Business (03-06-14) Rhody Multi-Use Path: D. Johnsen. Road Pavement Status Report--See New Business (03-07-14) Payment request: B. Johnson.** Ongoing improvements to meet handicapped accessibility rules and laws were also discussed. **(Tuesday Club) N. Burkett:** The Artisan and Crafters Show on March 17<sup>th</sup> already has 75 pieces to display. There will be a concert at 2:00 p.m. The Antiques and Collectibles Show will be on April 26, 2014. **(Computer Club) P. Miller:** No report. **(Bingo Committee) K. Bumgarner:** Bingo has averaged 28 attendees per week during the last quarter. Over the last 13 weeks, \$3,132.00 has been paid out including two progressives payouts of \$170.00 and two powerball payouts of \$37.00. This quarter ended in a negative net balance of \$425.00. Kay welcomed owners, renters and their invited guests (18 and over) to come out on Saturday evenings for fun, good treats and prizes.

**Unfinished Business:**

**(02-02-14) Board Calendar (Garage Sale and Open House):** G. Lyddon motioned to have the Tuesday Club Flea Market on July 12, 2014 and the Greentrees Garage Sale on August 23, 2014. The Open House Policy, which is once a month from April to September, will remain the same for 2014. Discussion followed. Voice Vote, 7 yes, 0 opposed, approved unanimously. **(02-06-14) Fines for new home violations, second reading:** R. B. Taylor motioned to approve a fine of \$40.00 per occurrence for violation of any of the rules listed in Exhibit 32C, Resolution P-12-03-13, "Special Requirements for Greentrees Village Inc., Delivery and Placement of New Homes". Discussion followed. Roll Call Vote, 7 yes, 0 opposed, approved unanimously. **(02-08-14) Friendship Club request, second reading:** G. Lyddon motioned to keep the Friendship Club rental fee the same, at \$50.00 per month. Discussion followed. Roll Call Vote, 7 yes, 0 opposed, approved unanimously. **(02-09-14) Lobby Display Committee:** Fred Burns motioned to approve Bill Johnson of Lot #698; Shirley Kaasa of Lot #581; Charlotte Hunt of Lot #504; Norma Burkett of Lot #91 and Carol Fisher of Lot #180 to the Lobby Display Cabinet Committee. Discussion followed. Voice Vote, 7 yes, 0 opposed, approved unanimously. **(02-11-14) Rule Change - Replanting Greenbelts, second reading:** V. Martin announced that she would vote no at this time and reintroduce a revised Rule Change under New Business that addresses questions and concerns raised at the last Board meeting. See *New Business: (03-01-14) Rule Change – Replanting Greenbelts: V. Martin*. Discussion followed. Roll Call Vote, 0 yes, 7 opposed, motion failed.

**New Business:**

**(03-01-14) Rule Change – Replanting Greenbelts:** V. Martin motioned to add a new rule to #27 Design Restrictions, Greenbelts in regard to replacement of greenbelt vegetation when it has been removed between properties. Discussion followed. Roll Call Vote, 4 yes, 3 opposed, will go to second reading. **(03-02-14) Request for Hall:** Patricia Huffman, Lot 423, requested use of the Recreation Hall for a lecture by mosaic artist, Martin Cheek, on April 18, 2014 at 5:00 p.m. Gates will be open and everyone is welcome. There will be a \$10.00 charge per person. Mike Grenfell moved to approve the request for use of the Recreation Hall by P. Huffman for this event. Discussion followed. Roll Call Vote, 7 yes, 0 opposed, approved unanimously. **(03-03-14) Kitchen Rules:** M. Grenfell motioned to approve a checklist of instructions to those using the kitchen in the Recreation Hall. Discussion followed. Voice Vote, 7 yes, 0 opposed, approved unanimously. **(03-04-14) Complaint: M & M Jackson:** Mary-Ann and Dwight Jackson, Lot 676, submitted a Greentrees Village Complaint Form, dated February 28, 2014, in regard to person(s) at Lot #673 conducting a commercial business (Handyman 101) out of that residence. George Lyddon stated there are no violations. He recommended Mr. and Mrs. Jackson file a complaint with the City of Florence. The Board took no further action. **(03-05-14) Property Committee Recommendation, Speed Limit Signs:** B. Johnson motioned to have two speed limit signs in conjunction with each of the two speed bumps installed each year. They would be placed on each side of the speed bump, one coming and one going. Discussion Followed. Roll Call Vote, 4 yes, 3 opposed, goes to second reading. **(03-06-14) Rhody Multi-use Path:** D. Johnsen reported on the progress of the Rhododendron Multi-Use Path. He stated that the City is not cooperating and that Greentrees had not been told of the last meeting regarding the path. ODOT will be in charge of construction with a possible start date near the end of the year or early 2015. The road is currently 26' with approximately 5' on each side. Of concern, is the fact that we are being told that the right of way is 60'. B. Johnson suggested that Greentrees should write a letter to the City Manager requesting a copy of the tentative plans ASAP so that Greentrees can review them and comment on them. G. Lyddon directed Mr. Dashofy to do so. **(03-07-14) Payment Request:** B. Johnson motioned to approve the second and final payment of \$1,080.00 to Archetype Consultants for the development of a computerized pavement Management System. Discussion followed. Roll Call Vote, 7 yes, 0 opposed, approved unanimously. **(03-08-14) Foreclosure, Lot 9:** G. Lyddon reported the Lot#9 foreclosure process has been completed and is now going to the Sheriff's sale, which should occur within two months. Greentrees now has title to the land at Lot #105 and is in the process of obtaining title to the home on the property. **(03-09-14) Name District 8 Representative:** Jeff Myers' resignation leaves District 8 open. James Gregg, Lot 608, and Patricia Miller, Lot #585, have submitted letters requesting to be considered for the position. Ballots were distributed and counted, and Ruth Smelly of the Election Committee announced the results. There were 6 votes for Patricia Miller and 1 vote for James Gregg. Pat thanked everyone and was immediately seated. F. Burns thanked James Gregg for volunteering for the position.

**Other Business:** None.

**Announcements:** G. Lyddon welcomed Pat Miller to the Board. He thanked the Tuesday Club for serving cake for today's Board meeting and welcomed everyone to the potluck sponsored by District 3 on March 28<sup>th</sup>.

**G. Lyddon moved to adjourn the meeting.** Voice Vote, 7 yes, 0 opposed, passed unanimously. **Adjournment at 3:02 p.m.**

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Submitted by Vicki Martin, GTV Secretary, 2014