

Greentrees Village Inc.
Board of Directors Meeting Minutes
NOVEMBER 11, 2014

Call to order: The meeting was called to order at 1:00 p.m. by President George Lyddon. Prior to the flag salute and pledge of allegiance, F. Burns asked that we give a shout out to all veterans on this Veteran's Day and thank them for their service. Roll Call: All nine board members were present.

Approval of the Board Agenda: M. Grenfell made a motion to approve the Agenda with a correction in the order of items in Unfinished Business. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

Approval of Prior Meeting Minutes: D. Johnsen moved to approve the BOD meeting minutes of October 14, 2014 with a correction to the Food Drive Date to Wednesday, November 12th in Unfinished Business and a correction in New Business to 10-02-14 2015 Board Candidates instead of 2016 Board Candidates. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

President's Comments: G. Lyddon thanked everyone who supported him in his successful bid for election to the City Council. Mr. Lyddon thanked Sharon Davis for chairing the craft show; Bill Johnson and Beverley Fraser for putting on the Halloween party; and Jeff Myers for donating an exercise bike for the exercise room.

Resident's Forum: Vicki Martin, Lot #528, acknowledged the time and effort George Lyddon is willing to give as a City Council member for the next four years to help the Community as a whole and to be a sorely needed representative on behalf of the residents of Greentrees. Vicki congratulated George and asked that the audience applaud his efforts.

Correspondence: Ed Petry, Lot #196, requesting use of the recreation hall for a weekly jazz band rehearsal. D. Johnsen motioned to move this request to Other Business on the Agenda today. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* B. Johnson motioned to move the ODOT request for a meeting with Greentrees Village regarding the Siuslaw Bridge Repair to Other Business on the Agenda today. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

Financial Report: M. Grenfell presented the September Financial Report. Cash on hand in our checking/savings account is \$270,265.70. The Reserve Fund has \$379,649.80, for a total balance of \$649,915.50 in checking/savings. .

General Manager's Report: Louis Dashofy reported we will be replacing the pool light on Wednesday with an LED light which is supposed to last up to ten years and be a cost savings, both in electricity and replacement of lights. The Association is in the process of appealing to the Court to create a probate for lienholders on Lot #685; which is essentially abandoned, due to the owner passing away without heirs. The Food Drive is tomorrow, November 12th. At the last BOD meeting, we were asked to have Lincoln Electric PUD do an energy audit on the sauna electricity usage. An energy monitor has been installed on the sauna and will remain for 30 days. This should give us a good idea of the amount of electrical usage in that room. Persons using the sauna are encouraged to sign in with their name and time of use, so that we know how many people are using it and when. Lot #431 will be having a Sheriff's Sale today due to a foreclosure on a reverse mortgage. We are beginning the fifth and final year of our electrical line replacement on the East Side. It is scheduled with the PUD to begin the week of January 14, 2015. We will be digging up the streets on 1st Street and 2nd Street and their crossings. It will be the end of this 5-year project. A letter has been sent to the occupant of Lot #643, regarding H.U.D. rules to qualify as a senior community and Association Rules regarding individuals under age 18. This resident has not replied yet and legal action may become necessary. Mr. Dashofy requested that, in order to save money, Greentrees buy water supply parts for next year's waterline works in December of this year; and that the Board discuss this under Other Business today. M. Grenfell motioned to move the discussion of purchase of water supply parts to Other Business on the Agenda today. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

Committee & Club Reports: **(Architectural Committee):** R. B. Taylor reported that one permit was issued to Lot #314 for a dog run. **(Art Advisory Committee):** B. Johnson reported that there are currently four displays which include smokers; clocks and watches; woodworking and plates. 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) Faye Walters:** No report. **(Property Committee):** W. Fisher reported that speed bump locations for next year and options to Charter Cable were discussed at their last meeting. **(Computer Club):** P. Miller reported that in place of the regular class on December 3rd, the Computer Club will hold a business meeting with its primary business being to elect 2015 officers and approve the 2015 budget. Elected positions are president, vice-president, treasurer and secretary. Additionally, the Computer Club needs to fill the volunteer positions of advertising coordinator and club blogger. **(Bingo Committee) K. Bumgarner:** No report.

New Business: *G. Lyddon moved this issue up on the Agenda for the guest speaker, Sande Tomlinson. (11-01-14) Rhododendron Speed Limit:* Sande Tomlinson, a resident of Marine Manor, spoke on behalf of himself and a friend who lives in Wildwinds. He shared their concerns and requests to the City for a slower speed limit on Rhododendron Drive from 9th Street to 35th Street; additional speed limit signs and increased patrols. He suggested that Greentrees Village, Marine Manor and Wildwinds residents work together on this issue. Discussion followed. No motion or decision was made at this time.

Unfinished Business: **(09-04-14) Lot 105 Sale:** G. Lyddon reported that the Lot #105 sale has closed and we now have a new owner. Mike Grenfell moved to approve Administrative Resolution A-09-04-14, authorizing George Lyddon, President of the Board of Directors, to act as signatory on behalf of the Association in the sale and conveyance of Lot #105. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(09-06-14) November Food Drive:** F. Burns reminded everyone that tomorrow, Wednesday, November 12th is the Food Drive for Food Share. Mr. Burns thanked all the volunteers: Jenny Oberholtzer, Bette Turner, Constance Goddard, Dolores Morgan, Kathy McGregor, Jeff Myers, Sharman Stewart and Patsy Turner on the East Side. Fred also thanked Ken Stone and Dick Benson for volunteering their trucks to be used for food pick-ups on the East Side. On the West Side, the shop truck will be used and the volunteers for the West Side are Ella and Mike Grenfell, and Sharon and Fred Burns. **(09-07-14) Cable TV Options:** Louis Dashofy stated that from a technical standpoint it is going to be very difficult to bring in another company. Senior TV requires a dedicated room with heat and cooling for the equipment they need to have. They need to have 50 amplifiers, one for each channel. They assumed we had a demarc with cable that comes into the building where they can amplify it and send it back out. We do not have this and so it will not be technically feasible to do this without building a new building to put all the equipment in. Our attorney says we have very few options but did find a flaw in the Agreement with Charter Cable that may, at least, buy us another year. Mr. Dashofy will be talking to Charter Cable to get the best deal we can get and present that to the Board at the next meeting. **(10-03-14) Treadmill Replacement:** G. Lyddon reported the purchase of a new treadmill for the exercise room, at a cost of \$2,120.00, which was approved by the Board at the last meeting.

New Business (Continued): **(11-02-14) 2015 Reserve Expenditures:** F. Burns went over each item on the 2015 Reserve Request List. **G. Lyddon** motioned to approve the 2015 Reserve Expenditures for \$159,570.00. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(11-03-14) 2015 Budget:** M. Grenfell presented 2015 budget and stated HOA dues are scheduled to go up to \$205.00 per month on January 1, 2015. R. B. Taylor motioned to approve the 2015 budget. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(11-04-14) Budget Resolution:** M. Grenfell moved to approve Administrative Resolution A-11-04-14, authorizing the Board of Directors to authorize the expenditure of \$34,000 in operation funds to be used for known reserve expenses in 2015. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(11-05-14) Air Ambulance Service:** P. Miller presented information on two companies who offer air ambulance service in Florence. Pat asked if the Board would like to pursue having the two companies make a presentation of their services and fees and offered to be the liaison between those companies and Greentrees Village. G. Lyddon motioned to allow Pat Miller to contact AirMedCare and LifeFlight Network for further information. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(11-06-14) Appoint Richard Jones as Shop Monitor:** F. Burns motioned to appoint Richard Jones as a third Shop Monitor. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

Other Business: G. Lyddon motioned to approve the purchase of water supply parts for thirty seven 2015 waterline services at a cost of approximately \$15,159.00. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* M. Grenfell moved to approve allowing the Jazz Band to rehearse in the Recreation Hall on Tuesday afternoons as requested. Discussion followed. F. Burns moved to amend the motion to allow the Jazz Band to rehearse in the Recreation Hall on Tuesday afternoons (other than BOD meeting dates), for a 30-day trial period; and then to address it again at the next BOD meeting. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* B. Johnson advised everyone that ODOT will have a Siuslaw Bridge Protection Project Open House on Wednesday, November 19th from 4:30 p.m. to 6:00 p.m. at the Florence City Hall to explain the goals and outcomes of upcoming construction on the bridge and answer questions from the community.

Announcements: G. Lyddon welcomed everyone to Thanksgiving dinner on November 27th. P. Patton reminded everyone that there is a sign-up sheet in the Library for Thanksgiving Dinner. She reiterated how important it is to sign up ASAP so that they know how much food to buy for the dinner. 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 2:13 p.m.**