

Greentrees Village Inc.
Board of Directors Meeting Minutes
July 14, 2015

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 with corrections to dates and order of items in Unfinished Business. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

Approval of Prior Meeting Minutes: P. Miller moved to approve the BOD meeting minutes of June 9, 2015. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

President's Comments: G. Lyddon thanked Bruce Littlepage for completing the HUD survey for Fred Burns while he was ill. The surveys need to be completed so we can make that report for the Annual Meeting. Mayor Henry and the City Manager will be at our annual meeting to get input and suggestions on how to fund road repairs and maintenance.

Resident's Forum: Ken Stone, Lot #259, regarding adopting the same rule as the city on visibility at corner lots, i.e. that vegetation should be no taller than 3 feet for 15 feet back from the corner on each side. G. Lyddon stated this issue could be put on the Agenda for the August BOD meeting.

Correspondence: Robert Fletcher, Lot #20, regarding Greentrees *Rules and Regulations #16b which says, "organic refuse dumpsters are for resident use only. Contractors shall haul their refuse off property"*. In question, is whether a friend/neighbor who is being paid by the owner and does not have the owner with them when dumping, is considered a contractor; and therefore, should haul the organic refuse to the dump. D. Johnsen motioned to address this matter under Other Business today. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

Financial Report: P. Miller presented the June Financial Report. Cash on hand in our checking/savings account is \$374,480.38. The Reserve Fund has \$391,897.91 for a total balance of \$766,378.29 in checking/savings.

General Manager's Report: Letters were sent to Robert Hadd of Lot #617 and Barbara Willard of Lot #618, granting both owners a variance which allows for no vegetation to be planted where the drainage field was installed between their lots; per the June BOD Meeting vote on said item. A letter, in support of the Rhody bus, was sent to Cindy Lesmeister of the Transportation and Growth Management Program from President Lyddon. A heat pump for the adult pool has been out for almost a month. It will be discussed on today's Agenda. (*See New Business, (07-03-15) Pool Heat-Pump Repair: B. Johnson*). We also have a pool heater out at the family pool, so we are running on one heater at both pools. We should have someone here to repair the heater at the family pool this Saturday. The lawn clean-up letters that we send in the summer went out in late June and early July. Many have responded and many have not. Some are bank-owned properties or are empty. We will be working on getting those cleaned up this month. The mailing for the Annual Meeting is being mailed out tomorrow to meet the criteria in our Bylaws. That is also on today's Agenda. (*See Unfinished Business, (05-03-15) 2015 Annual Meeting/Mailing*). The Greentrees Flea Market is this Saturday, July 18th from 8:00 a.m. until 2:00 p.m. The owner of Lot #641 reported that mail was stolen in June from her mailbox and that a police report was filed. A new glass window and door were installed in the sauna in the last 30 days. In the next 30-60 days, we will be replacing the cedar wood in the sauna. Loretta Platz, who has been with us for eleven years as a custodian, is leaving us. She will be working until the end of July. We have a new employee, James Dodge, who will be working Friday, Saturday and Sunday evenings. Lot #685 (for sale on behalf of the Association) has been on the market for six months. The sales price is being dropped to \$94,500 and there are a couple of people interested in it.

Committee & Club Reports: (**Architectural Committee:**) R. B. Taylor reported that one permit was issued in the month of June for a deck at Lot #556. The owner at Lot #106 has moved in a couple of house sections. There will be a delay of getting them together which could take a couple of more weeks. (**Property Committee:**) Wayne Fisher reported that there is nothing new. They are still working on getting the electronic locks. Next month, they will start planning for the road overlays, which will begin next year. (**Computer Club:**) Pat Miller reported they are holding classes every week. Occasionally, there is a workshop prior to the classes. The workshops begin at 10:00 a.m. and are usually conducted by Gene Fisher. A schedule, as current as possible, is posted on the various bulletin boards. Pat said that sometimes the Newsletter does not have current scheduling, so she recommended everyone look at the bulletin boards or contact her or Gene if they need more information on the classes. (**Activity Committee:**) Carol Fisher reported that 228 hot dogs were given away on July 4th. Seventy-two were saved and frozen; and will be served along with hamburgers at the Flea Market on July 18th. Raffle tickets for the bike donated by Jeff Myers are still available in the office and will be sold at the Flea Market too. It will be given away at the Flea Market at 2:00p.m. The annual Luau will be on August 16th at 5:30 p.m., with pulled pork sandwiches, coleslaw, ambrosia salad, dessert and punch served. Entertainment will be provided by the Greentrees "Touch of the Islands" dancers and a raffle will be held. Carol and Faye want

you to put on your Hawaiian shirts, skirts or dresses and come early to mingle and enjoy some punch. Greentrees village-wide yard sale will be on September 12, 2015 to coincide with the city wide yard sale. Gates will be open from 8:00 a.m. to 3:00 p.m. The Craft Fair will be on October 10th. Tables will be \$10.00 each for Greentrees residents and \$20.00 each for outside vendors. **(Bingo Committee):** Jean Hosking gave the second quarter report on Kay Bumgarner's behalf. She reported that there was an average of 27 attendees in the second quarter. Over the last 13 weeks, \$2,490.00 was paid out, including a progressive payout of \$90.00 and four power ball payouts of \$60.00. The quarter ended in a positive net game balance of \$272.05. Jean said they are always looking for players within the Greentrees community to join them on Saturday evenings for some fun, good treats and door prizes. Bingo is open to all owners, renters and their invited guests, providing they are 18 years of age or older. **(Art Advisory Committee):** B. Johnson reported that current displays in the Library include a fantastic array of "Gourd Art" by Colleen McKnight of Lot #439 and a beautiful fairy collection owned by Melissa Fisher of Lot #159. *As always, if you would like to display your crafts or collection, please sign the sign-up sheet in the Library and see Charlotte, in the office, to fill out an application.*

Unfinished Business: (05-03-15) 2015 Annual Meeting/Mailing: B. Johnson motioned to approve sending the Annual Meeting letter and Agenda out on July 15, 2015 to all Greentrees Village Owners; inviting them to the 35th Annual Meeting on August 1, 2015. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(05-06-15) Electronic Locks for Clubhouse:** F. Burns presented a breakdown of materials needed and their cost of \$3,791.50 from Joel VanAdrihem of Pacific Lock and Door Company. The total cost after installation will be approximately \$5,000.00. F. Burns motioned that the Board approve an additional \$3,000.00 to the 2015 Reserve Security System budget to bring the Electronic Locks for the Clubhouse to completion. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(06-01-15) City Services Fee:** G. Lyddon brought everyone up to date on a city service fee that Greentrees pays the city every month, regarding street light maintenance. The fee goes to fund streets, the electricity for the street lights, the well operations and is a general obligation fee. The City is treating Greentrees very fairly; in that, we are receiving a 17% discount on this fee because of the vacancy factor that we have in Greentrees. The City is also giving Greentrees the same discount on the storm water runoff. **(06-02-15) 2016 Budget:** At last month's BOD meeting an \$8.00 increase in HOA dues was projected; however, due to no increase in the garbage rate, we are able to hold the increase to \$7.00 per month. At the July 9, 2015 Finance Committee meeting, the Committee approved the 2016 budget. Monthly dues will increase \$7.00 per month to \$212.00 per month, starting January 1, 2016. The Committee looked at all factors and tried to hold it down. Most of the increase is due to an increase in city service fees on water, sewer, storm sewer, city services, ect. Wages went up a small amount. Cable TV went up 3%. Lane County informed us there will NOT be an increase in garbage collection fees this next year; thus allowing us to save the dollar per month per owner on the projected HOA dues. P. Miller motioned to approve the 2016 budget as presented. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.*

New Business: (07-01-15) Bingo Resignation and Nomination: G. Lyddon announced the resignation of Kay Bumgarner as co-chair of the Bingo Committee and thanked her for her service. G. Lyddon motioned to nominate Mary Lou West to the Bingo Committee as Kay Bumgarner's replacement. Discussion followed. *Voice Vote 9 yes, 0 opposed, approved unanimously.* **(07-02-15) Waterline Replacement, Lot #207:** R. B. Taylor moved that the Board approve the replacement of the waterline for lot #207 at a total cost of \$2,638. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(07-03-15) Pool Heat-Pump Repair:** The heat pumps were put on the adult pool approximately five years ago. They have performed fantastically and have saved Greentrees a lot of money. A technician came out and said a new heat pump would cost \$6,500 or fix the old one for \$2,300. B. Johnson moved that the Board approve the expenditure of up to \$2,300 for the repair of heat pump #1 at the Adult pool. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(07-04-15) Consider Approval of GTV Hosting a Meeting of the West Lane Emergency Operations Group on July 20th @ 10 AM:** G. Lyddon motioned to approve Greentrees Village hosting a meeting of the West Lane Emergency Operations Group on July 20, 2015 at 10:00 a.m. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(07-05-15) Consider Naming Bill Johnson to the Property Committee:** G. Lyddon motioned to appoint Bill Johnson of lot #698 to the Property Committee. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* All Board members thanked Mr. Johnson for his return to the Committee.

Other Business: D. Johnsen motioned to send a response letter to Robert Fletcher of Lot #20 regarding use of organic refuse dumpster. Discussion followed. G. Lyddon tabled the motion. No action was taken.

Announcements: G. Lyddon welcomed everyone to the potluck dinner on Friday, July 24th at 6:00 p.m., hosted by Vicki Martin of District 7. He also reminded everyone to come to the Flea Market on Saturday, July 18th from 8:00 a.m. until 2:00 p.m. Mr. Lyddon thanked Ruth Smelly and Betty Turner for getting and serving apple pie for today's meeting.

R. B. Taylor moved to adjourn the meeting. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **Adjournment at 2:00 p.m.**