

music by Joan Long and her group, the Greentrees Five. Christmas Dinner will be served on Christmas Day at 4:00 p.m. The Activity Committee will provide ham and scalloped potatoes. The side dishes, e.g. yams, salad, vegetables, cranberry sauce, rolls and/or desserts *will be potluck*. Volunteers are needed. Please sign up in the Library. This is a free dinner for all Greentrees residents. Faye and Jim Walters thanked all volunteers for the Veterans Appreciation Lunch, including the maintenance and office crews; all of the helpers for the event; the VFW and DAV (Disabled American Veterans). Activity Committee meetings are the first Wednesday of each month at 1:00 p.m. in the Conference Room. **(Bingo Committee):** No Report. **(Art Advisory Committee):** B. Johnson reported that a beautiful collection of tile paintings by Bernie Herr of Lot #205 are currently on display in the Library. Mr. Johnson said they would like to do a Christmas themed display in December. *If you would like to do a Christmas display of your crafts or collection, please see someone in the office, to fill out an application.* Mr. Johnson is a member of the FRAA (Florence Regional Arts Alliance). They just opened a new gallery at 120 Maple Street. They had a meeting and one of their hopes was to get some benches out in front of the gallery. One of our residents suggested that Greentrees maintenance makes a very nice bench. After discussing this with President Lyddon, it was decided that Greentrees will act as a sponsor, making and donating two benches to the FRAA.

**Unfinished Business: (06-02-15) 2016 Budget:** P. Miller motioned to approve the revised 2016 Budget as approved by the Finance Committee at its November 5, 2015 meeting. Discussion followed. *Roll call vote, 9 yes, 0 opposed, approved unanimously.*

**New Business: (11-01-15) Trespassing along 12<sup>th</sup> Street Path:** G. Lyddon reported several incidences of persons coming from the 12<sup>th</sup> Street path into backyards. One owner even discovered a homeless tent behind their garage. At the time, nobody was living in it. The police were notified and the tent and its contents were removed. Mr. Lyddon said these events have started the conversation about putting a fence on the south side as a deterrent. Audience and Board discussion followed. Mr. Lyddon recommended motion lights and security cameras be utilized by owners in the meantime. This item will be moved to the Property Committee for further evaluation and discussion. **(11-02-15) Brush Removal on 1st Street North:** F. Burns motioned that the Board accept the Property Committee's recommendation to hire Camp Florence to clear the brush *approximately four feet back from the road* on 1<sup>st</sup> Street North, in the area of Lots #401 and 402, at an approximate cost of \$900 to \$1,100 (including dump fees); in order to maintain better visibility for vehicular and pedestrian traffic. Discussion followed. F. Burns amended his motion to read the same except for "trim amount necessary to achieve visibility on the corner" instead of "approximately four feet back from the road". *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(11-03-15) Study of GTV Dock:** Bruce Littlepage and Tom Shaw presented a preliminary study, possible plan and approximate cost estimate for a Greentrees Village crab/fishing Dock. Audience and Board discussion followed. P. Patton motioned to include a letter with the Annual Billing mail-out to all owners, asking for an opinion or feedback from the owners on a one-time assessment that might improve everybody's property values and enjoyment of our river, at a cost of approximately \$180.00 per lot. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(11-04-15) Property Liability Insurance Renewal:** P. Miller motioned that the Board approve the Property Liability Insurance Renewal as reviewed and approved by the Finance Committee. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(11-05-15) Halloween Party:** B. Johnson thanked President Lyddon, Mayor Henry and the costume judge for attending the Halloween Party. Mr. Johnson thanked everyone that helped; with a special thanks going to Gary Smith, Robert Welles and Wayne Fisher. They stepped forward and really helped out. Bill said this was the 3<sup>rd</sup> annual Halloween Party and he would like to see it continue; but hopes that another Greentrees resident will host it next year. G. Lyddon thanked Bill for all his hard work and effort in putting the party together.

**Other Business: Electronic Door Locks Schedule:** After much discussion among Board members and with audience participation, it was decided to continue with the current schedule trial period, as planned. This item will be placed on the December BOD Meeting Agenda, for modification, if this schedule is not working.

**Announcements:** G. Lyddon welcomed everyone to Thanksgiving Dinner on November 26<sup>th</sup> at 5:00 p.m. and thanked Ruth Smelly and Betty Turner for making and serving cake for today's meeting. Mr. Lyddon reminded everyone of the property-wide food drive on November 12<sup>th</sup> and the AARP driving class on November 13<sup>th</sup> in the Multi-Purpose Room.

**G. Lyddon moved to adjourn the meeting.** *Voice Vote, 9 yes, 0 opposed, passed unanimously.*  
**Adjournment at 2:53 p.m.**

**Greentrees Village Inc.**  
**Board of Directors Meeting Minutes**  
**November 10, 2015**

**Call to order:** The meeting was called to order at 1:00 p.m. by President George Lyddon. Eight regular Board members were present. Gary Savaiano served as alternate in the absence of R. B. Taylor.

**Approval of the Board Agenda:** P. Patton motioned to approve the Agenda. 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 13, 2015 with a correction in the General Manager's Report on the hours of the AARP Safe Driving Class, to read 9:00 a.m. to 4:00 p.m. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

**President's Comments:** G. Lyddon reported that the Veteran's Day Appreciation Lunch was great, with an awesome lunch. It was well organized and they had a nice turnout. Mr. Lyddon thanked Faye Walters and her crew for hosting the Lunch.

**Resident's Forum:** Ken Stone, Lot #259, recommended that the Fire Department Lot signs be placed in the same location and facing the same direction on each lot. David Burkett, Lot #91, stated that he has written two complaints to the office, after which, the complainers have gone by his house with irate gestures and comments as if they knew he was the one reporting them. Mr. Burkett said he will take his complaints to the Police Department from now on, instead of the Greentrees office.

**Correspondence:** Norma Parker, Lot #64, recommended that the Electronic Door Locks Schedule be changed to coordinate with Office closure hours. D. Johnsen motioned to move discussion of the electronic door lock schedule to Other Business on today's Agenda. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

**Financial Report:** P. Miller presented the October Financial Report. Cash on hand in our checking/savings account is \$308,258.98. The Reserve Fund has \$420,673.24 for a total balance of \$728,932.22 in checking/savings.

**General Manager's Report:** Louis Dashofy reported that the sauna is under construction and taking longer than expected due to wiring problems found when the wall was taken down by the contractor. It will be rewired and will re-open by Friday, safer and ready to go. Our annual billing will be mailed out on November 25<sup>th</sup>. Our owners should have it by November 28<sup>th</sup>, notifying them of the new \$212.00 assessment. The electronic door locks will be activated on Monday, November 16<sup>th</sup>. A lot of fobs have been sold to owners. The total cost of the electronic door locks and the fobs was \$4,485.00. *Thank you again to John and Joel van Adrighem of Lot #35, for giving 40 hours of free labor and their knowledge; both of which are greatly appreciated.* We were not expecting the second half of the Fire Department Lot# signs until next year but have gotten them early. The East side signs have been given out. The West side signs will be given out after the Christmas lights are up. Water will be turned off on Thursday, November 12<sup>th</sup> from about 10:00 a.m. until noon while we rebuild our backflow connection device on our water main. This is the second time in two years and the fourth time in eight years that we have had to do this, so we have a problem. We will ask our Property Committee to allow us to bring in an expert to look at it. Signs are up at the gates and all over the property to make owners aware of the planned water outage. Lot #685's sale, which the Association was involved in and brought foreclosure on, has sold and closed. We will be receiving 81% of the assessment lien, i.e. approximately \$9,780.00. We would have received nothing if we didn't foreclose; so this is great. The food drive is on Thursday, November 12<sup>th</sup>. There is a complaint from a Board member about a large boat parked on the front side of the property at Lot #683. Mr. Dashofy asked that all Board members look at it and give him input on the matter.

**Committee & Club Reports:****(Architectural Committee):** No report. **(Property Committee):** Wayne Fisher reported that they are through with all the projects for the year. They are hoping for no surprises over the next few weeks and look forward to next year. **(Computer Club):** Pat Miller reported that the next class is on Wednesday, November 18<sup>th</sup> with Jep Norwood. The Annual Business Meeting will be on Wednesday, December 2<sup>nd</sup>. Primary items of business will be the election of officers and approval of our 2016 budget. There will be another class with Jep Norwood on Wednesday, December 16<sup>th</sup>. **(Activity Committee):** Faye Walters reported that on Sunday, December 6<sup>th</sup> at 2:00 p.m., they will have a Christmas party with hors d'oeuvres finger-food and dessert potluck and a toy drive. Bring your favorite hors d'oeuvre finger food or dessert and an unwrapped toy. There will be Christmas