

Greentrees Village Inc.
Board of Directors Meeting Minutes
JANUARY 13, 2015

Call to order: The meeting was called to order at 1:00 p.m. by President George Lyddon. Roll call of the 2014 BOD. Seven regular board members were present. Mike Grenfell and Peg Patton were absent.

Approval of the Board Agenda: G. Lyddon made a motion to approve the Agenda with several corrections including date of this meeting from January 14th to 13th, 2015; addition of this item; date change in approval of prior meeting minutes from December 8th to 9th, 2014; addition of Art Advisory Committee into Committee and Club Reports; and renumbering of this Agenda's items. Discussion followed. *Voice Vote, 7 yes, 0 opposed, approved unanimously.*

Approval of Prior Meeting Minutes: R. B. Taylor moved to approve the BOD meeting minutes of December 9, 2014 with a correction in the Art Advisory Committee report to read that there would be no displays in January and February. Discussion followed. *Voice Vote, 7 yes, 0 opposed, approved unanimously.*

Financial Report, 2014 Year End: L. Dashofy presented the Financial Report Balance Sheet as of December 31, 2014. Cash on hand in our Operating account checking/savings is \$338,928.41. The Reserve Fund has \$414,142.15 for a balance of \$753,070.56. We ended our year in the black, making a slight profit of approximately \$8,224.00.

Retiring of the 2014 BOD and Seating of the 2015 BOD: G. Lyddon thanked everyone for their hard work and cooperation in 2014 and noted that Mike Grenfell would be missed. The 2014 Board of Directors was then retired. The 2015 Board of Directors, including new Board member Dolores Morgan of District #2 and alternate Gary Savaiano, in Peg Patton's absence, were seated. Bruce Littlepage was introduced as the second alternate but remained seated in the audience.

Roll Call of the 2015 BOD: Eight regular board members and alternate Gary Savaiano were present.

Call for Nominations: G. Lyddon called for nominations for new officer positions on the Board of Directors for 2015.

Pat Miller nominated George Lyddon for the position of President. Ballots were distributed and counted, 9 votes for George Lyddon. David Johnsen nominated Peg Patton for the position of Vice-President. Ballots were distributed and counted, 9 votes for Peg Patton. Fred Burns nominated Vicki Martin for the position of Secretary. Ballots were distributed and counted, 9 votes for Vicki Martin. R. B. Taylor nominated Pat Miller for the position of Treasurer. Ballots were distributed and counted, 9 votes for Pat Miller.

Election of Officers: (Election Committee) Ruth Smelly announced the Board of Directors' Officers for 2015 as follows: George Lyddon, President. Peg Patton, Vice-President. Vicki Martin, Secretary. Pat Miller, Treasurer.

President's Comments: G. Lyddon thanked the members of the Board and Louis Dashofy for a very productive year. Mr. Lyddon reiterated his enjoyment of being able to serve our community throughout the year and how much he looked forward to continuing to do so in the upcoming year.

Owner's Forum: Ken Stone, Lot #259, regarding placement of speed bumps. Kerstin Johnsen, Lot #414, congratulated George Lyddon on his winning a City Council member seat and requested that he give a short synopsis of what is happening in the City each month.

Correspondence: Kathy and Michael Hill, Lots #603 and #48, regarding complaint about building set back requirements and removal of the greenbelt by Lot #47 and greenbelt between lots 617 and 618.. G. Lyddon moved to approve sending a letter of response to Mr. and Mrs. Hill from the Greentrees Village BOD. Discussion followed. *Voice Vote, 9 yes, 0 opposed, passed unanimously.*

General Manager's Report: Louis Dashofy reported that 56 homes were sold in 2014, with four or five more homes in the process of selling at the end of the year. Fifty homes were sold in 2013, so 106 homes in Greentrees Village have new owners. We will be starting our new water line work in about two weeks. Blueprints had incorrectly shown 6" water pipes. They are actually 8" and so the wrong size had been ordered, causing a reordering delay. We will be finishing twelve lots on the hill in the 400's and then going onto 1st Street, North. The lobby and conference room have been painted and we have carpet coming February 6th. The office will be open that day but it may be difficult getting in and out of the office. The Christmas lights will be taken down as soon as possible. We will be starting the PUD crossings and road cutting for the Lincoln PUD line replacement on 1st and 2nd Streets, South. This is the last year of a five-year, \$24,000-a-year project. After this, Lincoln will own them and will be responsible for them. Lot #685 is now listed for sale on the multiple-listing service at \$99,900. We will be beginning our 2014 audit next week. In regard to the Greentrees Financial Endowment, we have learned it has to be a 503C, which makes things more complicated. I will try to have more information by next month. We

have children under eighteen in three homes and each has received a six-month notice. We will be installing new cameras at the gates. It is our intention to put the cameras on the internet so that the owners can watch them.

Committee & Club Reports: (Architectural Committee): R. B. Taylor reported one permit issued to Lot #297 for a dog run. **(Art Advisory Committee):** B. Johnson reported that there will be no displays until March due to the work being done, including installation of new carpeting. As always, 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. **Bingo Committee):** K. Bumgarner. No report. **(Property Committee):** W. Fisher reported that the water line work will be completed on the hill and include all but seven homes on 1st Street North. If more funds can be found, those seven homes will also be completed. Two permanent speed bumps will be completed on 3rd Street, North and South, as asphalt becomes available. **(Activity Committee):** C. Fisher reported that the Activity Committee met on January 8th in the Coffee Room with 14 people present. Different ways to earn money for the free meals and other costs during the year were discussed, including dinners, raffles, flea markets and craft fairs. We discussed whether food should be served and decided that food would be served for sale. We have a chairman for six events throughout the year but still need a chairman for St. Patrick's Day; July 4th Hotdog lunch; July 18th Flea Market and Christmas Day Dinner. If you are interested in chairing one of these events, please contact Carol Fisher or Faye Walters. If you have never put on a dinner, Wayne and Carol Fisher will guide you through the process. The next Activity Committee meeting will be in the Coffee Room on February 4th at 1:00 p.m. **(Computer Club):** P. Miller reported that Gene Fisher is with us for a couple of weeks and will hold three classes on all things tablet and hand-held computers. His first class was yesterday, January 12th. Two more classes are scheduled, one on Monday, January 19th and one on Monday, January 26th at 11:00 a.m. in the multi-purpose room. Everyone is invited to come and share their knowledge, learn from us or teach us. Pat submitted an annual report to the BOD in the form of a synopsis of all 2014 Computer Club business. The Computer Club Officers for 2015 are Pat Miller, President; Gene Fisher, Vice-President; Connie Goddard, Treasurer; and Samantha Strausser, Secretary. Pat thanked Parker Kendall for his past service as secretary and all of the officers and volunteers for providing a needed service and valuable resource for the residents of Greentrees.

Unfinished Business: None.

New Business: (01-01-15) Approval of BOD Meeting Dates: G. Lyddon moved to approve the 2015 Board Calendar with a correction for the January, 2016 meeting to read January 12th instead of 13th. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(01-02-15) 2015 Water Service Work:** B. Johnson stated that replacement of new water services at Lots 295-300; 304-316; 402-407; 431-437 and 449-450 are budgeted for and being done in 2015, leaving only seven lots to be done on 1st Street, North. Bill Johnson motioned to approve expenditures from the Reserve Fund to complete those seven lots, i.e. Lots 291-294 and 317-319 on 1st Street, North at an additional cost of \$13,063. The plan would be to take the additional cost out of reserve funds this year and do seven less than scheduled in 2016, which would pay back the reserve funds at that time. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(01-03-15) Policy for HOA Computers:** D. Morgan motioned that the Board and/or Louis Dashofy investigate all avenues regarding what can be done to prevent use of HOA computers for pornography. Discussion followed. *Voice Vote, 8 yes, 1 opposed, will go to a second reading.* **(01-04-15) Greentrees/Red Cross Shelter:** K. Stone proposed that Greentrees apply to the Red Cross to become one of their shelters here in Florence for emergencies. Mr. Stone said he is currently taking classes to become a shelter manager and noted that a shelter manager on premises is a requirement of the Red Cross. Mr. Stone also recommended a questionnaire be inserted into the next newsletter asking residents to fill out how many persons and pets they would be able to take into their home in case of a disaster. Pat Miller motioned to approve looking into the costs involved and the requirements Greentrees would be bound by in becoming a Red Cross Emergency Shelter. The motion also included insertion of the questionnaire into the next newsletter. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(01-05-15) 2015 Activity Schedule:** D. Johnsen moved to approve the Activity Committee 2015 Schedule. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(01-06-15) Sauna Usage:** R. B. Taylor reported that the sauna sign-in sheets showed that 20 individuals used the sauna during the month of November. The average usage was four people using the sauna each day. Discussion followed. **(01-07-15) Speed Humps:** F. Burns motioned to approve speed humps between Lot 266 and 255 on 3rd Street, North and 95 and 76 on 3rd Street, South in 2015. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* D. Johnsen motioned to purchase two new temporary speed bumps at a cost of no more than \$700.00, with one to be placed at the stop sign going west from the clubhouse at 1st Street. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.*

Other Business: None.

Announcements: G. Lyddon welcomed everyone to the potluck dinner on Friday, January 23rd at 6:00 p.m., hosted by Fred and Sharon Burns of District 1. Mr. Lyddon thanked Ruth Smelly and Betty Turner for making and serving the cake for today's meeting.

G. Lyddon moved to adjourn the meeting. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **Adjournment at 2:34 p.m.**