

Greentrees Village Inc.
Board of Directors Meeting Minutes
March 10, 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: G. Lyddon made a motion to approve the Agenda with changes in the order of New Business items, i.e. renumbering. (03-09-15) Rhody Bus Report by Don Patton to (03-02-15). All other items that followed were then renumbered in order. The motion by Mr. Lyddon also corrected the lot number in (03-05-15) Estate Sale, to Lot #509. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

Approval of Prior Meeting Minutes: F. Burns moved to approve the BOD meeting minutes of February 10, 2015. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

President's Comments: G. Lyddon thanked members of the audience for attending this board meeting and brought everyone up to date on the City Council. Rhododendron Drive construction/repair will be started around June and be done around October. The engineering study has already been approved. Mr. Lyddon reiterated that Greentrees Village does carry weight with the City and thanked everyone again for doing a fine job and for all their support. Mr. Lyddon said the Council may try to reissue a vote for the gas tax to help fund street maintenance. It will be simplified and marketed in a way that will be a lot more understandable, e.g. if you use 40 gallons of gas a month, it will be approximately \$1.20 more per month with a three-cent increase per gallon. It will be shared by everyone coming into the city of Florence. Mr. Lyddon said his vote would be against it being tied to a bond, and when questioned, said he believed it would replace the current road improvement fee charged by the City.

Resident's Forum: None.

Correspondence: None.

Financial Report: P. Miller presented the February Financial Report. Cash on hand in our checking/savings account is \$378,626.26. The Reserve Fund has \$384,941.53 for a total balance of \$763,567.79 in checking/savings.

General Manager's Report: Louis Dashofy reported that the new Occupancy Compliance Rule has been very effective not only in removing underage persons but in registration of many adults that we did not know lived here. Several letters have been sent and the six-month time table initiated. Samantha Strausser of the Computer Club has made a new Facebook page for Greentrees Village residents. Thirty new waterlines have been completed, with two more to be done in 2015. Thirty-four new waterlines had been planned but due to cost overruns, the Finance Committee stopped at 32 to stay within budget. A treadmill has been down in the Exercise Room for several weeks. This item is on today's Agenda, (*See New Business (03-07-15) Treadmill Replacement: F. Burns*). The 2014 Financial Review with Jones and Roth is nearly complete. It will be presented at the next BOD meeting and made available to Greentrees Village owners. A tankless water heater for the adult restrooms went out and was replaced with a new one for \$1,400.00. This item is also on today's Agenda, (*See New Business (03-09-15) Replacement of Water Heater: G. Lyddon*). Work will begin soon on the sauna to replace the cedar paneling on the inside and reduce the sauna size by four feet, making room for a heat pump for the Jacuzzi. The exact start date will probably be after the next board meeting. The sauna will be down for about 3-4 weeks at that time. Gate cameras are up and are viewable on the website. Banner Bank has taken over Siuslaw Bank, which is where our main operating account is located. We are not sure of the effect this will have yet and will be getting back to everyone on this.

Committee & Club Reports: (**Architectural Committee:** R. B. Taylor reported that no permits were issued in the month of February. (**Property Committee:** W. Fisher reported that other than the aforementioned sauna work and waterline work, the only other thing the Property Committee is working on is getting more information on electronic logs for the Clubhouse. (**Computer Club:** P. Miller reported that on March 4th, Samantha Strausser gave a Facebook class. The class was very successful and between the voluminous content of Facebook and the attendees wanting more, a Part II class was scheduled for March 11th at 11:00 a.m. Pat thanked Samantha for sharing her knowledge and all her efforts. Pat said the Computer Club is working on other topics from their wish list and hope to soon have a class with a representative from one of the local phone stores. (**Activity Committee:** F. Walters reported that the Activity Committee meeting was on March 4, 2015. They discussed the St. Patrick's Day corned beef and cabbage dinner on March 17, 2015, hosted by Jeff Myers and Cheryl Divoll. If anyone would like to donate an item that could be used for a raffle at the dinner, please contact the office. The dinner will be at 5:00 p.m. Sign-up sheets are in the Clubhouse. The charge for the dinner is \$7.00. (**Bingo Committee:** No report. (**Art Advisory Committee:** B. Johnson reported that the current displays by Norma Burkett of Lot #91; June Elliot of Lot #161; Jean Hosking of Lot #103; and Rita Cadagin of Lot #44 will continue through the end of March. The Art Advisory Committee will meet soon to pick new displays for April. *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.*

Unfinished Business: (03-08-14) Foreclosure, Lot 9/Lot 9 Sale: G. Lyddon reported that due to illness, the buyer has backed out of the sale and Lot #9 is back on the market at a sales price of \$29,500.00.

New Business: (03-01-15) Age Exemption Request: Maria Clark, owner of Lot #277, requested an age exemption be allowed for her tenant, Christopher Perez, age 52. G. Lyddon motioned to allow Mr. Perez to stay six months from the date of occupancy registration with the Greentrees office on March 4, 2015. The six-month period will end on September 4, 2015, allowing Mr. Perez sufficient time to find new housing. Although no fines were instituted against the owner at this time, the Association Declaration Occupancy Rules and applicable fines were reiterated to Ms. Clark, for which she will be responsible if Mr. Perez is still residing at Lot #277 after September 4, 2015. Discussion followed. *Roll Call Vote, 7 yes, 2 opposed, (time-sensitive matter) motion passed.* **(03-02-15) Rhody Bus Report:** Don Patton, Lot #282, as a member of the Transit Advisory Committee, reported that about the time he went on the Committee a year and a half ago, a pilot project was started, in which the Casino route was added and the Greentrees route continued. Some ridership was lost due to a change from a consistent 60-minute route schedule and eight trips daily to a confusing 70-minute route schedule and seven trips daily. The Committee has made a recommendation to the City Council to keep Greentrees within the route, and with a few minor changes to the route, go back to a 60-minute schedule. Hopefully, as of April 1, 2015, we will be going back to the 60-minute route with eight trips a day. As of now, the Rhody bus stops at the Medical Center first and then Greentrees. The Committee recommended that the stops be reversed, with Greentrees first and then the Medical Center, which will make more sense and is much easier for Greentrees residents going to the Medical Center. There will be signs with the new schedule. The Committee is attempting to get more grant money and is working with the Tribe, LTD (Lane County Transit District) and the City of Florence in the hopes that there will be more money for another bus. On surveys, the citizens of Florence have requested an expansion of hours to start earlier in the morning than the current start time of 10:00 a.m., so that the service can be utilized by students and people going to work. They also request Saturday routes in order to go to the supermarket or get downtown to Bay Street. The Transit Advisory Committee will meet at the end of March about hooking up with Lincoln County so that we will be able to expand the service. Our core here in Lane County is the only place on the coast that you cannot go either north or south from. One goal is to have ODOT, Lane County and Lincoln County expand the route from Yachats down to Florence so that we will be able to connect north. The Lincoln County system connects with Corvallis and Albany and uses a series of routes to connect all the way up to Astoria. Hopefully, within a couple of years we will be able to get out of Florence. We might even be going over to Eugene on the transit system at some point. Fred Burns thanked Don, on behalf of the Board and residents of Greentrees, for being the driving force in the retention of the Rhody bus. **(03-03-15) CD Purchase:** P. Miller reported that at the March 5, 2015 Finance Committee meeting it was decided that it was necessary to move some money. P. Miller motioned that the Board approve the purchase of Certificates of Deposit, in the amount totaling \$200,000.00, using reserve funds from the Greentrees' Washington Federal Money Market Savings account. The CDs' term shall not exceed 36 months; and shall earn 1.35% interest or higher. They will be purchased from the insured institution which offers the best rate at the time of purchase. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, passed unanimously.* **(03-04-15) Yard Sale Date:** B. Johnson motioned to approve Saturday, September 5, 2015 as the date for the Greentrees Village Yard Sale, to be held in conjunction with the Florence city-wide yard sale that same weekend. Discussion followed. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **(03-05-15) Estate Sale, Lot #509:** D. Johnsen motioned to allow Linda's Thrift Store and Estate Sales to carry out an estate sale for Pam and Jim Henderson, Lot # 509, on April 3rd and 4th from 9 a.m. to 4 p.m. each day. Discussion followed. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **(03-06-15) 2015 HUD Survey:** P. Patton motioned that each Greentrees Village Board member do the HUD Survey in their district, starting on June 1, 2015. Discussion followed. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **(03-07-15) Treadmill Replacement:** F. Burns reported that the treadmill in the Exercise Room has been down for a few weeks. The repairman said it would not be cost effective to repair. At the last Property Committee Meeting, Jim Fleming suggested purchasing a Nordic Track commercial treadmill online at a cost of \$1,599.00 with free shipping. This treadmill has a lifetime warranty on the frame and motor; a five-year warranty on parts and electronics; a two-year labor warranty; excellent reviews and a five-star rating. It is considerably less in price online. F. Burns motioned to approve using Reserve Funds to purchase a Nordic Track commercial treadmill at a cost of \$1,599.00. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, passed unanimously.* **(03-08-15) Consider Appointment of Nick Woodworth, Lot #66, to ACC:** R. B. Taylor moved to approve appointment of Nick Woodworth, Lot #66 to the ACC. Discussion followed. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **(03-09-15) Replacement of Water Heater:** An eight-year-old tankless water heater for the adult restrooms went out and was replaced on an emergency basis at a cost of \$1,400.00 by Louis Dashofy. G. Lyddon motioned to approve the purchase price of \$1,400.00 for the already replaced tankless water heater. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, passed unanimously.*

Other Business: None.

Announcements: G. Lyddon welcomed everyone to the potluck dinner on Friday, March 27th at 6:00 p.m., hosted by R. B. Taylor of District 3. 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 2:00 p.m.**