

Greentrees Village Inc.
Board of Directors Meeting Minutes
APRIL 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 a correction to Unfinished Business numbering; (03-03-15) should be (03-04-15). Also, there is an addition of (*GERT Committee*): Ken Stone, to Committee & Club Reports. 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 March 10, 2015. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

President's Comments: G. Lyddon thanked Jeff Myers and Cheryl Divoll for hosting the St. Patrick's Day corned beef and cabbage dinner on March 17, 2015. Mr. Lyddon reported that Interim Police Chief Lynn Lamm is retiring on April 15th. Lt. John Pitcher will serve until former Lane County Sheriff, Tim Turner is sworn in as Florence's new Police Chief on May 1, 2015.

Resident's Forum: Jean Hosking, Lot #103, thanked all the volunteers who decorate the Recreation Hall each month.

Correspondence: A note of response to the Greentrees Village HOA, dated April 1, 2015, from Michael Farinacci of Lot #619, regarding "Notice of Violation and Citation" for alleged repeated violations of the Association's rule regarding pets. (*See New Business (04-01-15) Hearing for Violation: M. Farinacci.*)

Financial Report: P. Miller presented the March Financial Report. Cash on hand in our checking/savings account is \$375,654.72. The Reserve Fund has \$370,863.15 for a total balance of \$746,517.87 in checking/savings.

General Manager's Report: Louis Dashofy reported that the office has completed the HUD audit of our files. Twelve letters were sent out to the files that did not have the appropriate I.D. with them and we are starting to receive those back. Street sealing will be done from June 8 to June 12, 2015, completing the 4th year of our 5-year cycle. We will be completing the Eastside this year and beginning work on the Westside. When the West side is done in its entirety in 2016, we will have completed our 5-year cycle of street sealing. Also, next year we will be beginning our road overlays. We have completed our annual Financial Review which is on the Agenda and have filed our taxes for 2014. We had no tax liability in that year. The 2015 Reserve Study is also completed and on the Agenda. A pool heat pump went out last week and has been repaired. We have not been billed yet so the cost is unknown at this point. Lot #685, with a double-wide, on Skyline Blvd. has been cleaned up and listed for sale at \$99,000. We had a prior contract on the house but it fell through. If and when we sell this unit, Greentrees should realize a considerable amount of the \$16,000 in assessments due against it. However, there are three other lienholders, so we may only recover \$10,000. or less. The Board is due to have its insurance review, per state statute requirements, this year. I will need feedback from the Board on this as to whether we bring in our insurance representative and speak with him as a Board, or if the Board would like the Finance Committee to pick up that responsibility. We will be repairing the wall outside our adult pool equipment area in the very near future. It is on the Agenda today. The adult pool, Jacuzzi and sauna will be down for a period of three to four days while the repair is done. We will give owners as much notice as possible when the repair is to be done. This year, to date, 18 homes have sold which is more than the last two years by this time. Not counting the 18 homes sold this year, 104 homes have sold over the last two years and most are owner-occupied. New signs stating, "No Overnight Parking without a Permit from the Office" have been installed across from the Office. We are beginning our 2016 Reserve Expenditure list and are asking Board members and/or owners to suggest items to be considered for reserve expenditures in 2016. If you have a suggestion, you may want to talk myself; a board member; or a member of the Property Committee about what you would like to see done next year. We are still trying to eliminate scotch broom throughout the property. If you see any, please let us know. Two sink holes have developed on S. Central Street. We will be getting a price quote on necessary road repair work and present that at the next board meeting. A new concrete finish on the adult pool deck will be done in May or June depending on the weather. Again, we will give owners as much notice as possible when this repair is to be done. At the end of Mr. Dashofy's report, G. Lyddon thanked him for all his hard work and effort in preparing Lot #685 for sale.

Committee & Club Reports: (Architectural Committee): R. B. Taylor reported that five permits were issued in the month of March. They included one for a roof reconstruction on Lot #606; one for rewiring a home on Lot #211; two for new decks on Lots #500 and #673 and one for a new home on Lot #106. **(Property Committee):** W. Fisher reported that the Jacuzzi heat pump will need to be placed in a different location than originally planned; and therefore, the remodel of the sauna will not to be

done until the heat pump is installed. **(Computer Club):** P. Miller reported that classes continue twice a month and everyone is welcome. **(Activity Committee):** Carol Fisher reported that the Activity Committee met in the Conference Room on April 8, 2015, with nine people in attendance. Upcoming events include a Mother's Day breakfast, hosted by Fred and Sharon Burns, on May 10th from 9:00 a.m. to 11:00 a.m. in the Recreation Hall. Sausage, baked scrambled-eggs, pancakes, orange juice, mimosas will be served for \$5.00 each and prizes given. A "Garden Tour", hosted by Faye Walters, will be on June 20, 2015. If you would like to show off your yard, porch or patio, please sign up. Guidelines and entry forms for the Garden Tour will be available in the library. There is no charge for entering or participating; and prizes will be drawn for those who attend. Sign-up sheets for both events are in the Clubhouse library. The next committee meeting will be on Wednesday, May 6th at 1 PM in the Conference Room. **(Bingo Committee):** Jean Hosking reported that Bingo is doing very well. **(Art Advisory Committee):** B. Johnson reported that current displays in the Library include a collection of art work using framed wine labels and rescued frames by Richard Schultz and Rita Cadagin of Lot #44; an elephant collection belonging to David and Kerstin Johnsen of Lot #414; and various quilt art by Shirley Kaasa of Lot #581, Charlotte Hunt of Lot #504 and Diana Funk of Lot #300. *As always, if you would like to display your collection, please sign the sign-up sheet in the Library and see Charlotte, in the office, to fill out an application.* **(GERT):** Ken Stone reported on a local meeting called the "Focus on Response" which is part of the Cascadia Response Forum that the State has been working on for the last couple of years. He said that the State is about half way through this major project, setting up the proper channels and framework to coordinate all the activities involved in preparation for a Cascadia event, plus response to it. Ken also requested that someone come forward to take over his position at West Lane Emergency Operations.

Unfinished Business: **(03-04-15) Yard Sale Date (9/12/15):** G. Lyddon announced a change in the Greentrees annual yard sale date to September 12, 2015, in order to coincide with the Florence citywide yard sale weekend.

New Business: **(04-01-15) Hearing for Violation:** Michael Farinacci, Lot #619, stated that he has no problem with putting his dog on a leash but said he never received a warning letter. **(04-02-15) 2014 Financial Review:** P. Miller presented the Greentrees Village Financial Statements and Supplementary Information, prepared by Jones & Roth CPAs and business advisors, for the years ended December 31, 2014 and 2013. Based upon their review, Jones & Roth found that Greentrees Village, Inc. was in conformity with accounting principles generally accepted and there was no need for revision. Jones & Roth also prepared our 2014 tax return and we had no tax liability for 2014. Copies of the Financial Review are available in the office to all owners. **(04-03-15) 2015 Reserve Study:** P. Miller presented the 2015 Reserve Analyst Report for Greentrees Village, Inc. which was prepared by Louis Dashofy, General Manager. The Study has been amended and now contains all of our future waterline replacement work and proposed future road replacements. Copies of the 2015 Reserve Study are available in the office to all owners. **(04-04-15) CC&R's Change Proposal:** D. Johnsen discussed the current CC&R, 5.6 Housing for Older Persons rule regarding individuals under age 18 and the current definition of "Permanent basis" as an individual who occupies a lot within Greentrees Village, Inc. for six months or more in any calendar year. D. Johnsen motioned to have a ballot vote of all Greentrees Village homeowners to change the CC&R, 5.6 Housing for Older Persons in regard to individuals under age 18 and the definition of "Permanent basis" *from six months to 60 days* or more in any calendar year, except as may be waived by the BOD for good cause shown. Discussion followed. *Roll Call Vote, 4 yes, 5 opposed, motion failed.* **(04-05-15) Sauna Wall Construction:** F. Burns reported that the wall behind the sauna on the east side has dry rot and the adjacent plumbing is in need of repair. F. Burns motioned to use the Reserve Fund to repair the wall; associated plumbing and any needed insulation with a cap on expenditures of \$5,500. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(04-06-15) 2016 Reserve Expenditures:** B. Johnson asked the BOD to consider the future possibility of enlarging the Exercise Room from its current size of 320 square feet to approximately 480 square feet (a 50% increase), using the 2016 Reserve Budget. It was agreed that the Exercise Room is very popular; well used and that this might be very beneficial to all.

Other Business: None.

Announcements: G. Lyddon welcomed everyone to the potluck dinner on Friday, April 24th at 6:00 p.m., hosted by George Lyddon of District 4. Fred Burns invited everyone to the Mother's Day Breakfast that he and Sharon will be hosting on May 10th from 9:00 a.m. to 11:00 a.m. for a great breakfast, mimosas and prizes. Mr. Lyddon thanked Ruth Smelly and Betty Turner for making and serving the cake for today's meeting.

D. Johnsen moved to adjourn the meeting. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **Adjournment at 1:55 p.m.**