

Greentrees Village Inc.
Board of Directors Meeting Minutes
October 13, 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. Peg Patton was absent. Alternate Gary Savaiano was seated.

Approval of the Board Agenda: G. Lyddon mentioned adding an Agenda item to investigate the feasibility of a crabbing/fishing dock as mentioned in the letter from William and Kathryn Blok of Lot #564-A (*see Correspondence*). R. B. Taylor motioned to approve the Agenda with addition of (10-08-15) Potential Crabbing/Fishing Dock to New Business. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

Approval of Prior Meeting Minutes: F. Burns moved to approve the regular BOD meeting minutes of September 8, 2015 with a correction in the General Manager's Report on line 11, changing the Lot# from 177 to 277, for the variance granted. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* G. Lyddon moved to approve the Special BOD Meeting Minutes of October 1, 2015, with a correction in the Resident's Forum on lines 6 and 15, removing the word rhododendron from each. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

President's Comments: G. Lyddon reiterated his plan to discuss the feasibility of a crab and fishing dock under New Business today. City news included an update on the waterline work to be done on Rhododendron Drive from 9th Street to Highway 101 and the path, on both sides, from Wildwinds to Highway 101; both to be completed by September, 2016.

Resident's Forum: Faye Walters, Lot #217, requested adding a new activity to this year's calendar for a free Veteran's Appreciation Day spaghetti lunch on November 7th at 12:00 noon. All Greentrees residents are invited to attend in support of our veterans. This luncheon will not be open to the General Public. Lunch will include spaghetti; garden salad; garlic bread; ice cream and cake; and coffee and soda. Charles Enslow and Fred Burns have volunteered to manage the kitchen operation along with others. We would be including a Veteran's Honor Board where veterans and their families could post service pictures of themselves or other family members. We will also have a military display table near the entrance. Bring any items you wish to display early to be checked in. We also have a no-cost ticket raffle for our veterans. A beautiful, hand-crafted "Thank you for your service" myrtle wood plaque has been made and donated by Ralph and Vicki Martin for this event. George Lyddon has volunteered to be our opening speaker and will lead the flag salute. Louis will put an announcement in the newsletter, make fliers and put out a volunteer sign-up sheet in the Library. Cost for food will run approximately \$200.00. Patriotic decorations for this event will be approximately \$46.00 and can be saved and used for the 4th of July. D. Johnsen motioned to move this item to New Business today. Discussion followed. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **Pat Miller, Lot #585,** alerted the Board to inconsistencies in the advertised times for the Greentrees Village Yard Sale on September 12th. She opined that residents may have sold more if it was not held at the same time as the city-wide garage sale.

Correspondence: William and Kathryn Blok, Lot #564-A, in a letter dated September 30, 2015, state their arguments against placing a pier on the cul-de-sac between Lot #563 and Lot #564-A. **Larry Elliott, Lot #161,** in a letter dated October 9, 2015, thanked the Board members for their decision to allow James and Faye Walters of Lot #542 to stay in the RV Park at a discounted rate, until their new home is built.

Financial Report: P. Miller presented the September Financial Report. Cash on hand in our checking/savings account is \$320,138.29. The Reserve Fund has \$413,834.52 for a total balance of \$733,972.81 in checking/savings.

General Manager's Report: The AARP Safe Driving Class which was approved at the last Board meeting has been scheduled for November 13th from 9:00 a.m. until 12:00 p.m. in the multi-purpose room. There is a sign-up sheet in the Library. For those interested in taking the class, there are still six openings at this time. We lost some of our wind screens on the tennis court. The cost to replace them will be approximately \$300.00 after shipping. Our ground radar machine is back to us and working. It cost \$2,359.00 to get it repaired; (to keep this in perspective, it is a \$17,000.00 machine and we cannot do without it). I have ordered the Cable for the RV Park. They will have to put in a new Cable line and the price will be \$69.98 per month. It is a high-speed internet Cable for the RV Park and will also allow for the installation of a surveillance camera. We did have an owner, Kathryn Walbom of Lot #429, fall at the Adult Pool and sustain an arm fracture about two weeks ago. She attended the Property Committee Meeting and asked that a mat be placed by the steps of the Adult Pool. The Property Committee approved a non-slip mat and it has been ordered. The electronic locks which are on today's Agenda are now working. However, we did have to put in a dedicated phone line which will cost about \$15.00 per month. *Again, our thanks go out to John and Joel VanAdrihem of Lot #35, who have spent a great deal of time and effort to get these locks working at no cost to the Association. They gave about 40 hours of free labor and their knowledge; both of which are greatly appreciated. We, truly, could not have done it without them.* The locks will be activated in about two weeks when the newsletter comes out. We are currently putting in two new waterlines at Lots #402 and #403. Our Wi-Fi was down this week and we had to purchase a new router.

Committee & Club Reports: (Architectural Committee): R. B. Taylor reported four permits issued in the month of September for the following: Lot #17, a new home; Lot #217, a new home; Lot #161, an entry cover; and Lot #210, an access ramp.

(Property Committee): Wayne Fisher reported that the Property Committee decided to put the expansion of the Exercise Room on hold for now. The road overlay is starting and most of the Committee's time is going to be spent on that. **(Computer Club):** Pat Miller: No report. **(Activity Committee):** Carol Fisher reported that attendance was down this year at the craft fair; probably due to bad weather. The bake sale and lunch sales did well. Carol said Faye Walters had already gone over the Veterans Day Appreciation Lunch thoroughly. A chairman is still needed for Christmas Dinner. This is a free dinner to residents and usually very well attended. The chairman will have lots of help and notes from past dinners describing what was served, how much was purchased and how many dinners were served. If anyone would like to help with the Veteran's Lunch or be chairman of the Christmas Dinner, please call Carol Fisher at 541-997-5719 or Fay Walters at 1-208-250-9019. Activity Meetings are the first Wednesday of each month at 1:00 p.m. in the Conference Room. **(Bingo Committee):** Mary Lou West reported that Bingo has averaged 29 attendees per week during the 3rd quarter, with \$2,472.00 paid out over the last twelve weeks. This included a progressive payout of \$95.00 and three powerball payouts of \$37.00. The 3rd quarter ended in a negative net game balance of \$125.30. Mary Lou welcomed all owners, renters and their invited guests (18 years or older) to come out on Saturday evenings for some fun, good treats and door prizes. **(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. *If you would like to display your crafts or collection, please sign the sign-up sheet in the Library and see someone in the office, to fill out an application.*

Unfinished Business: (05-06-15) Clubhouse Electronic Lock Schedule: F. Burns thanked John and Joel VanAdrihem again for their time and effort on the electronic locks. F. Burns moved that the electronic locks in the Greentrees Clubhouse be programmed to activate at 5:00 p.m. each day, and then deactivate at 10:00 p.m. each night. The clubhouse would remain locked from 10:00 p.m. until 6:30 a.m. The Clubhouse will remain unlocked between the hours of 6:30 a.m. and 5:00 p.m. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

New Business: (10-01-15) 2016 Reserve Expenditures: P Miller motioned to approve the 2016 Reserve Expenditures that were approved by the Finance Committee at the October 8, 2015 meeting. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(10-02-15) November Food Drive - November 12th, 2015:** F. Burns reported the Food Share Food Drive will be on November 12th, 2015. Fred thanked Ella Grenfell for helping to coordinate volunteers and the following volunteers: Truck drivers are Ken Stone, Gerald Hernandez and Bruce Littlepage. The Food Gatherers are Larry Elliott, Jeff Myers, Dolores Morgan, Kathy McGregor, Ralph and Vicki Martin, Jim and Faye Walters, and Fred and Sharon Burns. Any other volunteers are welcome. **(10-03-15) Safety Markers for Spa Steps:** R. B. Taylor presented an estimate by Emerald Swimming Pools to apply 2" x 2" unglazed tiles to the spa steps (for depth perception purposes), at a preliminary estimate of \$2,500. The Property Committee considered this expense and is recommending that we do not do it. **(10-04-15) Consider Appointment of Laurie White as Bookkeeper:** G. Lyddon motioned to appoint Laurie White as bookkeeper. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(10-05-15) Request for Hall:** Karen Sloan, Lot #623, requested use of the Recreation Hall on November 8, 2015 from 11:00 a.m. until 8:00 p.m., for a baby shower and potluck. G. Lyddon motioned to approve Karen Sloan's request for use of the Recreation Hall. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(10-06-15) Sale of Lot #685:** G. Lyddon reported that the sale of Lot #685 has been completed and thanked Louis Dashofy for his work as the estate executor. **(10-07-15) 2016 Board Ballots:** V. Martin announced Elections are coming up for candidates in odd-number Districts for the 2016 Board of Directors. Candidates for the Board of Directors are as follows: **District 1:** Fred Burns; **District 3:** Wayne Fisher; **District 5:** Peg Patton; **District 7:** Vicki Martin and **District 9:** Bill Johnson. Ballots will be mailed out at the end of October and must be received prior to November 25, 2015, in order to be counted. Odd-number Districts will be electing Board candidates. Normally, Board candidates and one alternate would be voted on in odd-number districts and even number Districts would only be voting for the Alternate on the ballot. However, at this time, no one has come forward to run for the Alternate position. V. Martin motioned that unless a candidate for the Alternate position comes forward, the Board vote **not** to incur the cost of sending ballots to residents in even number Districts as they would be blank ballots with no one to vote for. Discussion followed. V. Martin amended the motion to send ballots to even number Districts, allowing for the possibility of write-in candidates. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(10-08-15) Potential Crabbing/Fishing Dock:** G. Lyddon motioned to allow investigation into the feasibility of a floating crabbing/fishing dock. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(10-09-15) Veteran's Day Appreciation Lunch:** G. Lyddon motioned to approve the Veteran's Day Appreciation Lunch on November 7, 2015 at 12:00 noon. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

Other Business: None.

Announcements: G. Lyddon welcomed everyone to the Halloween Potluck and costume party on October 30th, hosted by Bill Johnson. Mr. Lyddon thanked Ruth Smelly and Betty Turner for making and serving cake for today's meeting.

G. Lyddon moved to adjourn the meeting. *Voice Vote, 9 yes, 0 opposed, passed unanimously.*

Adjournment at 2:15 p.m.