

Greentrees Village Inc.

Board of Directors Meeting Minutes

April 12, 2016

Call to order: The meeting was called to order at 1:00 p.m. by President Fred Burns. All nine regular Board members were present.

Approval of the Board Agenda: George Lyddon motioned to approve the Agenda. Discussion followed. *Voice Vote, 9yes, 0 opposed, approved unanimously.*

Approval of Prior Meeting Minutes: Pat Miller moved to approve the BOD meeting minutes of March 8, 2016. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

President's Comments: Fred Burns reported that on Tuesday, April 5th, there was a sign dedication ceremony at the D.A.V. (Disabled American Veterans) Post hosted by Ralph and Vicki Martin. The Oregon Department of Transportation is putting eleven signs from border-to-border in honor of the veterans who served and are serving in the Persian Gulf, Iraq and Afghanistan Wars. The sign dedicated that day is at milepost 184 southbound on the 101. Vicki read a roll call of the names of the veterans who had lived in towns on Hwy 101 and were lost in those wars. It was a moving tribute.

Vice-President's Comments, (Update on City Business): Construction will be starting in June on the Rhododendron Drive Path. It will be completed by the end of summer. There will be an Open House at the Florence Event Center on April 14th from 4:30 p.m. to 7:00 p.m. for those who wish to view the design and learn about project construction.

Resident's Forum: Jan Meggs, Lot #186, requested use of the Recreation Hall on Saturday, June 11, 2016 from 12:00 p.m. to 5:00 p.m. for a wedding and reception. President Burns moved this request to Other Business on today's Agenda for further discussion.

Correspondence: Letter from Ethel Angal (Superintendent of Siuslaw School District 97J), dated March 21, 2016, regarding meeting with Greentrees HOA to discuss a \$36.9 million dollar bond measure to construct a new high school (*See New Business: (04-01-16) Siuslaw School District Bond Issue: F. Burns, on today's Agenda.*)

Financial Report: P. Miller presented the Financial Report Balance Sheet as of March 31, 2016. Cash on hand in our operating account checking/savings is \$368,806.98. The Reserve Fund has \$394,612.58 for a balance of \$763,419.56.

General Manager's Report: Louis Dashofy reported that the siren operated sensor at the East Gate had to be replaced, at a cost of \$530.00. This device responds to the "yelp" siren on Fire and Police vehicles and opens the gates for them. Costco representatives were here last week. It was successful. Thirty to forty people attended and everyone seemed to enjoy it. The cameras are installed at the RV Park and seem to be working well. A speed hump is going to be installed between Lot #304 and Lot #305 next week. A tree was removed from the common area by lot 564B at a cost of \$536.00 for safety reasons. We are installing a check drop box at the front of the Clubhouse at the suggestion of an owner who has a hard time getting into the building. We will be putting it out by the bus stop so that people will not have to walk in heavy rain, etc. It seemed like a practical idea that will help some of our owners out. We will empty it daily. Our Directors and Officers policy was renewed last month with Philadelphia Insurance for a cost of \$1,599.00 for the year. The Exercise Room has been completed and is open again. The total cost was \$15,560.00. People seem to like the new flooring. The Women's family restroom is also completed. It has been completely renovated and will be ready for the summer pool opening. Next month, we will be bringing the Reserve Study to the Board. It is almost that time of year again when we start the next budgeting process. The Activities Committee is asking if they can put a questionnaire in the annual meeting mailing, which goes out in July. They would like to ask our owners what kind of activities they would like to see. Charter Cable is now offering Spectrum Community WIFI. They said it could be \$20.00 to \$40.00 a month, dependent on a survey they would do first of the Greentrees Village property. This would probably have to go to a vote of the owners. We could pursue this and get hard prices if the Board wishes to do so. The service would be a five-year contract and the same for everyone (no faster or slower service). We would have to assess for it.

Committee & Club Reports:

(Architectural Committee): R.B. Taylor reported that there were two permits issued for the month of March. One was for lot #35 to repair and replace part of the deck. The other was for lot #672 for a new home. **(Property Committee):** Wayne Fisher reported that the Property Committee has started working on the Reserve Request List for 2017. **(Computer Club):** Pat Miller reported that the club is still working through a series of Windows 10 classes. They will be talking about Edge, the new Windows 10 default browser, and the new Mail in tomorrow's class. Jep Norwood will be here on April 20th. There was a good response to the April 6th Facebook class and the attendees asked for another class. A follow-up Q & A workshop has been scheduled for May 4th. This will give our members a chance to ask more of their questions. **(Activity Committee):** Faye Walters reported that the Activity Committee met on April 6th. Fred and Sharon Burns are hosting this year's Mother's Day breakfast on May 8th. They are serving baked eggs, biscuits and gravy for \$5.00 per person. There will be a 50/50 raffle, a free prize and all mothers will receive a small gift. There is a sign-up sheet in the Clubhouse. Faye and Jim Walters are hosting the Father's Day lunch on June 19th at

12:00 p.m. They are having a baked potato bar with chili, all the fixings and a dessert. There will be a 50/50 raffle and a free prize raffle too. The sign-up sheet will be put in the Clubhouse June 1st. On June 25th we will have the 2nd annual free Garden Tour from 10:00 a.m. to 2:00 a.m. We are now recruiting residents to be part of the garden tour by hosting their gardens for us to see. A host sign-up sheet is in the Clubhouse now. Some garden hosts may be serving refreshments and selling garden themed handmade items. There will be a free raffle. The prizes will be in the display case in the Clubhouse. The Committee voted to purchase two 15 foot SALE banner flags to post at the entrance for the garage sale and the flea market. The cost was \$118.00 for both. The committee is always looking for volunteers to help with the events and bring new ideas. **(Art Advisory Committee):** Bill Johnson reported that the displays in the Art/Collection cabinets in the Library this month include a Chinese "snuff bottles" collection belonging to David Johnsen of lot #414 and a display from Florence Ceramics by Lora Herring of lot #285. *As always, 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.* **(Bingo Committee):** Mary Lou West reported that bingo has averaged 27 attendees per week during the first quarter of 2016. They paid out \$2,725.00 over the last 12 weeks, including Progressive and Powerball payouts and ended in a negative balance of \$142.50. Bingo is open to all owners, renters and their invited guests who are 18 years or older. Come and join them on Saturday evenings for some fun, good treats and door prizes.

Unfinished Business: None

New Business:

(04-01-16) Siuslaw School District Bond Issue: Fred Burns introduced Ethel Angal, Superintendent of Siuslaw School District and Kerri Tatum, Principal of Siuslaw High School. They came to the Greentrees BOD Meeting to discuss the \$4 million matching-funds grant; the need for a new high school vs. repairing and renovating the current high school; and the \$36.9 million dollar bond they plan to put on the June ballot for the voters to vote on. There was a question and answer period with the Board and audience. **(04-02-16) 2015 Financial Review:** Pat Miller acknowledged all the hard work and long hours spent by Laurie and Louis in the Office and Finance Committee Chairman Connie Goddard on the Financial Review. The 2015 Greentrees Financial Review has been completed by the accounting firm of Jones and Roth. Based upon the Review, Jones and Roth found Greentrees financial statements to be in conformity with accepted accounting principles with no need of modification. The firm also prepared our 2015 tax returns and we had no tax liability for 2015. Copies of the Financial Review are available to all owners in the Greentrees office. **(04-03-16) Proposed Rule Change (Underage Guests Accompanied by Resident):** Dolores Morgan motioned that all guests 18 years and under must be accompanied by an owner/resident when on Greentrees property. Discussion followed. This motion was tabled by President Burns until the next BOD Meeting and asked Ms. Morgan to commit the motion into writing so the Board can study it. **(04-04-16) City of Florence Fence Easement:** Bill Johnson reported that he, Fred Burns and Louis Dashofy met with a city staff planner and public works person on this issue. There was a good discussion, but it became apparent that if they were going to give us something, it would not actually be an easement but a special-use permit. Also, if they were willing to do that, it would not be adjacent to the path but over toward the property line between Greentrees and the easement. They also said that if we did apply for that, they would want plans and a survey. Discussion followed. Wayne Fisher motioned to table the fence easement at this time until there is more information and money to pursue it. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **(04-05-16) Proposed Resolution Regarding Rhododendron Path:** Bill Johnson motioned to adopt Greentrees Village Resolution RA-04-05-16. The resolution states: *Greentrees Village will communicate to officials of the City of Florence a request that the eighteen trees being removed by the City of Florence and the Oregon Department of Transportation during construction of the Rhododendron Drive Shoulder Extension Project, be replaced by the City with like or comparable trees located in more favorable areas of the City's right-of-way in order to preserve and protect the Scenic Byway status of Rhododendron Drive.* Discussion followed. The motion was modified to include sending a copy of this Resolution in a letter to the Editor of the Siuslaw Newspaper. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

Other Business: Request by Jan Meggs of lot #186 for use of the Recreation Hall on June 11, 2016 from 12:00 p.m. to 5:00 p.m. for a wedding and reception. Since Jan had left and was no longer present, President Burns requested that Mr. Dashofy contact her about filling out an application and presenting it at the May 10, 2016 BOD meeting.

Announcements: Fred Burns welcomed everyone to the Potluck on Friday, April 22, 2016 at 6:00 p.m., hosted by George Lyddon of District 4. President Burns thanked Ruth Smelly and Betty Turner for serving cake for today's meeting. Fred reminded everyone that Sunday, May 8th is the Mother's Day Breakfast from 9:00 a.m. to 11:00 a.m. at \$5.00 per person. *Remember, there will be an Open House at the Florence Event Center on April 14th from 4:30 p.m. to 7:00 p.m. for those who wish to view the design and learn about project construction.*

Fred Burns moved to adjourn the meeting. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **Adjournment at 2:27 p.m.**