

Greentrees Village Inc.
Board of Directors Meeting Minutes
November 8, 2016

Call to order: The meeting was called to order at 1:00 p.m. by President Fred Burns. Nine regular Board members and two alternates were present.

Approval of the Board Agenda: *George Lyddon motioned to approve the Agenda as is.* Discussion followed. Mr. Lyddon withdrew his original motion and amended it to include the addition of the following items to Other Business: *Final Approval of the 2017 Budget; discussion of the Soroptomist tree for donations of new, unwrapped Christmas toys for local children; discussion of a change in the hours for the Office; and discussion of a cover for the new Greentrees bench.* Discussion followed. *Voice Vote, 9yes, 0 opposed, approved unanimously.*

Approval of Prior Meeting Minutes: *Dolores Morgan moved to approve the BOD meeting minutes of October 11, 2016.* Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

President's Comments: Fred Burns thanked all those responsible for and who donated to the Greentrees Village bench in front of the Clubhouse. Mr. Burns also thanked Faye Walters and all the volunteers for their work on the Veterans Dinner which was a great success.

Vice-President's Comments: George Lyddon reported that the Rhododendron path is completed except for the striping of the fog line along the walkway. Mr. Lyddon reported that work has started on Rhododendron on the section from Hwy. 101 to 9th Street.

Resident's Forum: Sarah Bower, Lot #95, regarding changing the coffee cups in the Coffee Room from Styrofoam to paper. *David Johnsen motioned to move this discussion to Other Business.* Discussion followed. *Voice Vote, 4 yes, 5 opposed, (Fred Burns, George Lyddon, Bill Johnson, Wayne Fisher and Pat Miller), motion failed.* **Sharon Gallagher, Lot #541,** volunteered to put on a Christmas hors d'oeuvres potluck in December with Joan Long of Lot #600. *George Lyddon motioned to move this discussion to Other Business.* Discussion followed. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **Peg Patton, Lot #282,** gave a shout out to Dolores Martin and David Johnsen for hosting the potluck last month for District 9. There were 50 attendees, lots of great food and everyone had a good time. Peg also gave a shout-out to Vicki Martin and her crew that walked door-to-door and volunteered at the Grocery Outlet and the Library so that we could have something out front of Greentrees to make us all proud; instead of the tree loss and devastation that is happening with the section from Hwy 101 to 9th Street. **President Burns took a moment to request that all cell phones be turned off or left on vibrate during BOD meetings.**

Correspondence: Letter from Janet Van Kleek of Lot #532 and as President for the Siuslaw Friendship Club, regarding a request for use of the Recreation Hall. See New Business (11-02-16) *Request for Hall - The Friendship Club on today's Agenda.*

Financial Report: Pat Miller presented the Financial Report Balance Sheet as of September 30, 2016. Cash on hand in our Operating account checking/savings is \$337,496.99. The Reserve Fund has \$455,720.60 for a total balance of \$793,217.59.

General Manager's Report: Louis Dashofy reminded everyone that there is a cut-off date for items to be put on the Agenda; which is the Wednesday prior to the BOD meeting each month. This is done for transparency, so that all owners will know what will be discussed prior to the meeting. David Catano is going to be doing the stone rip-rap on his river property at Lot #606. This was discussed at the May 10th BOD meeting. It will be done on November 9th and 10th, weather permitting. There will be some heavy trucks coming in on the west side for those two days. He has received all the necessary permits and provided them to the office. Louis thanked Don Douglas of Lot #602 for donating a large monitor to the Coffee Room computer. The maintenance staff will be power washing the floor around the Jacuzzi tomorrow to remove the paint. Several types of paint have been tried on that floor and all have failed. So, we are going to take it down to bare concrete and let the Properties Committee decide what to do. The John Deere vehicle has been ordered for \$8,200, which is cheaper than expected. We have a buyer for the old golf cart for \$800.00, to offset the purchase price. There have been problems with the RV Park camera. Louis thanked Gary Smith of the Computer Club for spending two days to figure out what was wrong and to fix it. Insurance renewal with Philadelphia Insurance is pending. We have completed all the forms and are waiting for the bid for next year. Louis will be bringing that to the Board at the next BOD Meeting. Louis reminded everyone that donated DVD's are needed for the Clubhouse Library. Road construction in the 400's has been delayed due to the weather but hopefully can still get done this year. There was a mistake on the ballots for Alternate position listing Mike Meyers as a choice. This should be corrected to Mark Meyers of Lot #148. We are preparing to begin our 2017 Reserve work. Insulation of the Clubhouse will be done first; in order, to save money on energy heating costs. We hope to get that started in the first two weeks of January. The 2017 billing will go out December 1, 2016 with a copy of the 2017 Budget. A reminder that the 2017 assessments are going up so it will be \$213.00 a month, starting January 1, 2017.

Committee & Club Reports: (Architectural Committee): Jeff Myers reported that one permit was issued for the month of October as follows: Lot #512 for a dog run on the side of the house. **(Property Committee):** Wayne Fisher reported that the Committee is pretty much through with 2016 work and starting on 2017 projects. **(Computer Club):** Collette Bailey said the Computer Club is going strong even with the departure of the snow birds. Richard Cortezzo will have a class addressing Apple issues; PC updates and security issues tomorrow at 11:10 .Jep Norwood is back for his once a month class and his next class will be on November 16th. Other classes: TBA. **(Activity Committee):** Faye Walters thanked the volunteers, office staff and maintenance crew who helped put on the Veterans Appreciation Dinner. A special thank you to Bruce and Pam Littlepage who cooked the wonderful meal and made sure everything ran smoothly; Tony Glover and Jan Thomas for manning the check-in table; VFW members Fred Burns and Jerry Hernandez; servers -- Debbie Glenzer, Leslie Shaw and Cathy McGregor; and the Ladies Cookie Brigade -- Sharon Burns, Carol Fisher, Brenda Kessler, Sharon McKee, Debbie Glenzer, Leslie Shaw and Cathy McGregor. Sarah Bower and Thomas Fausone will host the Thanksgiving dinner. A volunteer sign-up sheet and attendance sign-up sheet are in the Library. The planned menu will be turkey, ham, mashed potatoes, dressing, gravy, rolls and cranberry sauce. Faye requested that those attending bring desserts and side dishes. The Thanksgiving dinner is also a good time to bring new, unwrapped toys for the annual Christmas Soroptomist toy drive. The Activity Committee has been struggling along with just one oven shelf per oven in the kitchen stove. They could not locate any because of the age and model of the stove, so two stainless steel oven shelves were custom made for the stove at a local welding shop at a cost of \$245.00. So, we now have two shelves per oven. This will make for a much more efficient use of the ovens and can accommodate more cooking area. The Committee will be working on the 2017 activities calendar at the December 7th activities meeting. Anyone wanting to host an activity or help next year, please come to the meetings and bring your ideas.

Unfinished Business: None.

New Business: (11-01-16) Consider appointing Ross Nininger and Michael Cox to the Property Committee: Wayne Fisher motioned to appoint Ross Nininger and Michael Cox to the Property Committee. Discussion Followed. Voice Vote, 9 yes, 0 opposed, passed unanimously. **(11-02-16) Request for Hall -- The Friendship Club:** Fred Burns motioned that the Board move the request for use of the Recreation Hall by the Friendship Club on February 23, 2017, for a bake sale and membership drive during their pinochle time to the next BOD meeting because no one involved in the request was present to answer questions. Discussion followed. Voice Vote, 9 yes, 0 opposed, passed unanimously.

Other Business: Fred Burns motioned that the Board give final approval to the 2017 Budget. Discussion followed. Roll Call Vote, 9 yes, 0 opposed, passed unanimously. **Peg Patton** reminded everyone that there will be a Christmas tree in the Recreation Hall for Greentrees residents to donate new, unwrapped toys for local children. As always, the Soroptomist Club will pick up the toys for distribution. Peg reported that 130 toys were donated by Greentrees residents last year. Peg also reiterated to everyone that we may lose our Rhody Bus stop unless ridership improves. **Dolores Morgan** motioned that the Board change the Greentrees Village office hours to eliminate the closure between 12:00 p.m. and 1:00 p.m. Discussion followed. Roll Call Vote, 2 yes, 7 opposed (Fred Burns, Wayne Fisher, George Lyddon, Peg Patton, Vicki Martin, Patricia Miller, and Bill Johnson) motion failed. **Dolores Morgan** motioned that the Board approve a cover for the Greentrees Village bench in front of the Clubhouse. Discussion followed. Dolores withdrew the motion. **George Lyddon** motioned that the Board allow the Property Committee to obtain a bid for a cover over the Greentrees Village bench in front of the Clubhouse. Discussion followed. Voice Vote, 9 yes 0 opposed, passed unanimously. **Fred Burns** motioned to allow Sharon Gallagher of Lot #541 to use the Recreation Hall for a Christmas hors d'oeuvres potluck on Friday, December 16, 2016, from 2:00 p.m. to 4:00 p.m. Discussion followed. Voice Vote, 9 yes, 0 opposed, passed unanimously.

Executive Session: Fred Burns motioned to adjourn the meeting to go into Executive session. Discussion followed. Voice Vote, 9 yes, 0 opposed, approved unanimously.

The Board went into Executive Session at 2:00 p.m. The BOD meeting reconvened at 2:29p.m.

Bill Johnson motioned to retain the Greentrees Village attorney to start foreclosure on a property in arrears. Roll Call Vote, 9 yes, 0 opposed, passed unanimously.

Announcements: Fred Burns welcomed everyone to Thanksgiving Dinner on Thursday, November 24, 2017, to be hosted by Sarah Bower and the Activity Committee. The dinner is free to all residents. There is a \$5.00 charge for guests. President Burns thanked Ruth Smelly and Bette Turner for serving cake for today's meeting. **NOTE:** In the art cabinet this month is a Swedish memorabilia collection by Kerstin Johnsen of Lot #414; a 'Cars, Cars & More Cars' collection by David Johnsen of Lot #414; and a special salute to our Veterans by David Burkett of Lot #91.

George Lyddon moved to adjourn the meeting. Voice Vote, 9 yes, 0 opposed, passed unanimously. Adjournment at 2:30 p.m.