

# Greentrees Village Inc.

## Board of Directors Meeting Minutes

### June 14, 2016

Call to order: The meeting was called to order at 1:00 p.m. by President Fred Burns. Eight regular Board members were present. George Lyddon was absent. Gary Savaiano was seated as an alternate.

Approval of the Board Agenda: ***Pat Miller motioned to approve the Agenda with a correction in Announcements to read, "Potluck on June 24<sup>th</sup> to be sponsored by District 5". Discussion followed. Voice Vote, 9 yes, 0 opposed, approved unanimously.***

Approval of Prior Meeting Minutes: ***Peg Patton moved to approve the BOD meeting minutes of May 10, 2016 as they stand; and the special BOD meeting minutes of May 31, 2016 with a correction in Approval of the Agenda, to read, Voice Vote 7 yes, 0 opposed. Discussion followed. Voice Vote, 9 yes, 0 opposed, approved unanimously.***

President's Comments: Fred Burns welcomed everyone to the Father's Day lunch on June 19th at 12:00 pm, hosted by Faye and Jim Walters.

Resident's Forum: None.

Correspondence: Letter from Patrice Lampton of Lot #102, regarding her unhappiness with the sport-lock rubber tiles in the Exercise Room, due to the odor she feels they are emitting. Letter from Florence City Manager, Erin Reynolds, dated May 10, 2016, in response to the Greentrees Village inquiry about replacement of any trees removed for the Rhododendron Drive Shoulder Expansion. A letter from Phyllis Holmes and Chuck Kelso of Lot #403, dated June 2, 2016, regarding safety issues due to speeders coming down from the hill on 1st Street, North. ***Bill Johnson motioned to add discussion of the letter from Phyllis Holmes and Chuck Kelso to the Executive Session agenda, due to threat of potential litigation against the BOD in the aforesaid letter. Discussion followed. Voice Vote, 8 yes, 1 opposed (Gary Savaiano), motion passed.***

Financial Report: Pat Miller presented the Financial Report Balance Sheet as of May 31, 2016. Cash on hand in our Operating account checking/savings is \$366,630.64. The Reserve Fund has \$407,048.50 for a total balance of \$773,679.14.

General Manager's Report: Louis Dashofy reported that most of the last month has been spent on putting together the 2017 budget; the 2017 Reserve Expenditures; and the August Annual Meeting. The family pool is opening tomorrow, June 15<sup>th</sup>. The family pool will be running for the first time on the heat pumps. We are hoping the heat pumps will save us a lot on propane this summer. We have a broken flag pole at the clubhouse. The pulley on the top is broken and will be replaced next week when a lift is available for rent. Half of the street sealing scheduled last week got done. The other half will probably be done next week if the weather is good. We will notify the owners as of Friday if it looks like we can do it on Monday, Tuesday or Wednesday.

Committee & Club Reports: **(Architectural Committee):** R. B. Taylor reported that there were no permits issued for the month of May. Mr. Taylor said that complaints from the Company providing our service have come in about the dumpster bins being filled incorrectly. He reminded everyone that we can lose our service if the rules of nothing longer than 3 feet and nothing thicker than 3 inches in diameter are not followed. Mr. Taylor also reiterated that the dumpster bins should not be overfilled but kept level at the top of the bin. **(Property Committee):** Wayne Fisher reported that the Property Committee has been working on the Tennis Court resealing and the 2017 Reserve Expenditures. **(Computer Club):** Pat Miller reported that there is a lot going on with Windows 10 now with the end of the free upgrade coming on July 29<sup>th</sup>. In the June 1<sup>st</sup> class, there was a bit about blocking Windows 10 in light of Microsoft's latest trickery to get you to allow the installation. There are things to look out for and things you can currently do to block the installation. Jep Norwood will be here on June 15<sup>th</sup> to bring us up-to-date on Windows 10 and answer all our questions. Gene Fisher is back in Greentrees for a short time and is holding classes as usual. As soon as Pat can get class information from Gene, she will get the dates posted. **(Activity Committee):** Faye Walters reported that the Activity Committee met on June 1<sup>st</sup>. The Father's Day lunch will be on June 19<sup>th</sup>. They are having a baked potato bar with chili for \$5.00 each. Fifty-two people have signed up to come. Chuck Kelso and Phyllis Holmes have signed up to do the shopping and the cooking. Many others have volunteered to help out. Any chili left over will be saved for the July 4<sup>th</sup> Party. The free garden tour is on June 25<sup>th</sup> from 10:00 a.m. to 1:30 p.m. and has thirteen gardens to tour. Sign-ups end June 20<sup>th</sup>. Faye thanked Larry Elliot for getting more hosted gardens to tour by not only encouraging residents to participate but for also giving of his time to help out in their gardens too. Wayne Fisher, Jeff Meyers and Fred Burns will be cooking for the Fourth of July free hot dog lunch; and the Flea Market and Bake Sale on July 16<sup>th</sup>, from 8:00 a.m. to 2:00 p.m., with \$5.00 hamburgers and \$4.00 hot dogs. There is a sign-up sheet in the Library for all bakers who wish to donate home-baked items for the bake sale. There have been many positive comments concerning the larger posters at the guard shack. The new acrylic holders make the job of posting them easier and much more professional looking. A topic that comes up often at meetings is how to get Greentrees residents interested in helping with these

events. Sometimes, all we need is a cashier, table decorator or servers. If someone has a special interest, loves to bake, play an instrument or has a dance group who'd like to perform for an event, we need you to sign up! Contact Faye if you have a talent you'd like to share. The Activities Committee would like to announce a new raffle, where the prize will be a handmade modified log cabin queen size quilt with two matching pillow shams. Glennis Hummel, a Greentrees resident, made and generously donated this beautiful quilt for a perpetual raffle, i.e. a raffle where the quilt and shams will be on display and tickets available at all Greentrees events between now and Christmas. The drawing will conclude at the 2016 Greentrees Christmas Dinner. Tickets will be \$1.00 each or six for \$5.00. The Activity Committee will have its next meeting on Wednesday, July 6<sup>th</sup> at 1:00 p.m. Everyone is invited. **(Art Advisory Committee):** Bill Johnson reported that the displays in the Art/Collection cabinet in the Library this month include a Quan Yen Collection owned by Kathryn Walbom of Lot #429; and a display of prizes for the Garden Tour. *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.*

Unfinished Business: None.

New Business:

(06-01-16) 2016 Annual Meeting: Fred Burns stated that the Annual Meeting will be held on Saturday, August 6, 2016 and that Louis will be mailing out the Agenda with the budget on July 15<sup>th</sup>. **Peg Patton motioned to approve the 2016 Annual Meeting Agenda. Discussion followed. Voice Vote, 9 yes, 0 opposed, approved unanimously.** (06-02-16) Proposed Rule Change: **Dolores Morgan motioned that no one under the age of sixteen (16) years is allowed to operate a motorized vehicle, golf cart, motorcycle, bicycle, scooter, etc. in Greentrees Village. Discussion followed. Dolores Morgan amended the motion that a new rule be added into the Rules and Regulations saying that no one under the age of sixteen (16) years is allowed to operate any motorized vehicle within Greentrees Village property, to include golf carts, motorcycles, bicycles, scooters, skate boards, etc. (Exception to the rule would be the necessary use of an electric wheelchair for a handicapped child under sixteen (16) years of age). Discussion followed. Roll Call Vote, 3 yes, 6 opposed, motion failed.** (06-03-16) 2017 Preliminary Budget: Pat Miller reported that the Finance Committee reviewed the preliminary 2017 Budget at its last meeting. It currently calls for a one dollar (\$1.00) increase in HOA dues. There could be some changes in the final budget that comes before the Board for a vote in the future. It is still in review. In discussing the Budget, the Finance Committee members noted that there is much to do but no funds to do it with. It is a very difficult budget Louis is trying to put together for us. (06-04-16) Art Work Contribution Flyer: **Dolores Morgan motioned to insert a flyer into the annual mailing to solicit donations for the artwork. Discussion followed. The motion was tabled until the next BOD meeting, allowing time to obtain and present more information.** (06-05-16) Property Committee Recommendation for Tennis Court: Wayne Fisher presented information on resurfacing the tennis court @ a normal cost of approximate \$8,000 every four years (this year we got a deal at \$6,200) **vs.** synthetic tiles that would go on over the existing surface @ a cost of approximate \$22,800 with a 15-year warranty and 30-year life expectancy, which would be a savings in the long run. (06-06-16) Sidewalk for 400's: Wayne Fisher reported that the Property Committee cannot find a contractor that is willing to make a bid on the suggested sidewalk coming down 1st Street North from the 400's it does not meet code.

Executive Session: *Fred Burns motioned to adjourn the meeting to go into Executive session to discuss legal advice from the Association's attorney. Voice Vote, 8 yes, 1 opposed (Gary Savaiano), motion passed.* The Board went into Executive Session at 2:15 p.m.

The BOD meeting reconvened at 2:38 p.m. **Peg Patton motioned that a letter be sent from the Greentrees Village attorney, Thomas Nicholson, to inform Kay Bumgarner of Lot #422, that the Board will permit her to have her great-grandson stay with her until August 11, 2016, after which time if the child has not moved out, the Association will impose the fine for under-age occupancy (\$100 per week) and begin legal action against her. Roll Call Vote, 9 yes, 0 opposed, passed unanimously.**

*Peg Patton stated that the BOD considered the letter from Chuck Kelso and Phyllis Holmes and the concerns expressed, and will take their requests under consideration.*

Other Business: None.

Announcements: Fred Burns welcomed everyone to the Potluck on Friday, June 24, 2016 at 6:00 p.m., to be hosted by Peg Patton of District 5. President Burns thanked Ruth Smelly for serving pie for today's meeting.

**David Johnsen moved to adjourn the meeting. Voice Vote, 9 yes, 0 opposed, passed unanimously.** The meeting was adjournment at 2:42 p.m.