

Board of Directors Meeting Minutes of March 8, 2016

by Recording Secretary Vicki Martin

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 with correction of the President's name in "Call to Order"; a correction to the spelling of Costco in New Business (03-04-16); and the addition to Other Business of a time-sensitive item regarding what type of flooring to purchase for the Exercise Room. 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 February 9, 2016 with a correction in the General Manager's Report to read 'six-inch water main break on Lot #653 instead of near Lot #653. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

President's Comments: Bruce Littlepage has volunteered to join the Finance Committee. Fred Burns motioned to approve Bruce Littlepage as a new member of the Finance Committee. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* Welcome Bruce and thank you for volunteering.

Vice-President's Comments, (Update on City Business): The City is trying to get a grant to purchase five acres next to the Water Treatment Plant between Rhododendron Drive and the River, in order to develop a park. It will have off-street parking. If there is enough money in the grant, there will be a small dock on the river. The City is also trying to obtain a grant to do a total rehab of Miller Park including the concession stand, the baseball field and a new soccer field. Last year, 35 teams from all over Oregon played in a tournament there, bringing in about 2,500 people. So it's a real plus for the City of Florence. The City is also involved in a streetscape project in cooperation with ODOT which would involve improvements on Hwy 101 going north from the bridge. All of the aforementioned projects will be kept in budget. They are either paid for or will be done with grants.

Resident's Forum: None.

Correspondence: A letter from Stephen B. Fonda of Lot #635, dated February 18, 2016, requesting that the Board grant a variance to the pool usage rules on behalf of a former Greentrees renter, Bonny Snapp. *See New Business: (03-02-16) Owner Request: Stephen Fonda, Lot #635.*

Financial Report: P. Miller presented the Financial Report Balance Sheet as of February 29, 2016. Cash on hand in our Operating account checking/savings is \$408,724.03. The Reserve Fund has \$403,548.76 for a balance of \$812,272.79.

General Manager's Report: Louis Dashofy reported that the waterline replacement work, budgeted for 2016, has been completed with the exception of asphalt and concrete work. We will be doing 1st Street and 4th Street repairs with asphalt as soon as we have some fair weather. Work has begun on the women's restroom. Doug South is here now taking it apart and getting ready to start the ADA work. He will be putting in a new ADA toilet and new countertops. Maintenance will be painting and putting in new lights. Directors and Officers insurance renews in April. We are currently with the Philadelphia Insurance Company. The Finance Committee will be reviewing the current insurance for renewal. The new Board officers have been placed as signatories on the Association's Operating and Reserve Accounts; so that transition has been made. A letter of request was sent to the City Manager regarding the request for an easement. Fred Burns and Mr. Dashofy will meet with Mike Miller and Wendy Farley Campbell at the City on Tuesday, March 15, 2016 at 1:30 p.m. to discuss an easement for a fence for Greentrees. There has been a good response to the new scrolling events sign. The re-leveling of the Exercise Room floor is scheduled for April 4, 2016. Maintenance will be blowing bark into the common areas on March 24, 2016.

Committee & Club Reports:

(Architectural Committee): R. B. Taylor reported that there was one permit issued for the month of February to Lot #673 to rebuild a carport. Mr. Taylor reminded everyone that a City permit is also necessary before building or rebuilding a carport. **(Property Committee):** Wayne Fisher reported that the Property Committee is starting to plan the waterline projects for next year and considering a solar light for the Triangle Park area. **(Computer Club):** Pat Miller reported that there appears to be a need for help in navigating the new Windows 10 operating system. Therefore, a series of Windows 10 basic classes have begun. On March 9th the class will visit the desktop and the taskbar which is one of the most frequently accessed areas of the Windows operating system; and a very important area to get to know. Other Windows 10 classes will

be on March 23rd and March 30th. The class schedule will be posted on the bulletin board and in our club e-mails. Jep Norwood will be here on March 16th. Gary Smith, our Greentrees Facebook Administrator, will show us some things about using Facebook on April 6, 2016. The agenda is still a work in progress, but some areas possibly to be covered are learning how to set up a Facebook account; how to add friends; how to post pictures; and how to save pictures from your Facebook page to your computer. If you would like to be on the Computer Club mailing list, please contact Pat Miller with your name, Lot # and e-mail address. **(Activity Committee):** Faye Walters reported that attendance at the last meeting was very good, and then introduced Jeff Myers to give information on the "Corned Beef and Cabbage Dinner" that he is hosting on Thursday, March 17th at 5:00 p.m. Along with corned beef and cabbage, the menu will include potatoes, carrots, dinner rolls, "green" sherbet and cookies. Jeff said there will be door prizes. The charge will be \$7.00 per person. There are sign-up sheets in the library for helping in the kitchen, decorating and attending dinner. Entertainment will be provided by Joan Long-Fisher and the Greentrees Five. **(Art Advisory Committee):** Bill Johnson reported that the displays in the Art/Collection cabinet in the Library this month are by artists from the Florence Regional Arts Association (FRAA). Exhibitions include "mixed media art dolls" by Donna Allen, Beverly Fraser of Lot #698 and Bill Johnson of Lot #698. FRAA artists are also displaying their paintings and photos in the Greentrees office. They have also displayed information on the FRAA and classes it offers, along with a membership application for anyone wishing to join. The FRAA welcomes all to its gallery on Maple Street. It is open Wednesday through Sunday from 12:00 p.m. to 5:00 p.m. *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: (03-01-16) Election Committee Resignation: Fred Burns announced the resignation of Ruth Smelly from the Election Committee and asked for a volunteer to take up that responsibility. If anyone is interested, please contact the office. The Board thanked Ruth for her service. **(03-02-16) Owner Request: Stephen Fonda, Lot #635:** Stephen Fonda requested that the Board grant a variance to the pool usage rules on behalf of a former Greentrees renter, Bonny Snapp. George Lyddon motioned to consider the request by Stephen Fonda in his letter, as written. Discussion followed. *Roll Call Vote, 0 yes, 9 opposed, motion failed.* **(03-03-16) Tsunami Walkout, March 11 & 12:** Krystal Buechner of Lot #162 presented information on the Tsunami Walk-out scheduled for Friday, March 11, 2016, which will coincide with the tsunami siren at 11:00 a.m. This event is being staged so that you can practice your route to high ground in the event of a tsunami. Those interested in joining the walk-out are to meet in the Coffee Room. There is a map for everyone so they will know their route in case of a tsunami. Krystal and her husband have been attending the West Lane Emergency Operations Group meetings on Greentrees' behalf. City merchants on Bay Street will be having a similar tsunami walk-out on March 12th, but Greentrees is not participating in that one. **(03-04-16) Costco Sponsor April 5th "Coffee":** Fred Burns said that Louis had talked with Costco's representative and so handed it over to him. Mr. Dashofy reported that a Marketing Director from Costco had approached Greentrees about speaking to Greentrees residents and offering them a 20% discount on a Costco membership. There is a rule against allowing the Recreation Hall for commercial purposes; so the suggestion was made that they consider sponsoring our next monthly coffee. They thought that was a good idea and are offering to bring food and door prizes to our next coffee on Tuesday, April 5th from 9:00 a.m. to 12:00 p.m. Fred Burns motioned that we invite the Costco representative to the next coffee in the Coffee Room on Tuesday, April 5, 2016 from 9:00 a.m. to 12:00 p.m. Discussion followed. *Voice Vote 9 yes, 0 opposed, approved unanimously.*

Other Business: Fred Burns reported that the Exercise Room floor will be leveled on April 4, 2016. Our options for a new floor covering, upon its completion, are carpeting at an estimated cost of \$1,342.50 or 3/8" sport-lock rubber tiles at an estimated cost of \$800.00. Mr. Burns motioned that the Board approve the purchase and installation of the 3/8" black sport-lock rubber tiles at a cost of up to \$800.00. Discussion followed. *Roll Call Vote, 8 yes, 1 opposed (David Johnsen - to color only); time-sensitive, motion passes.*

Announcements: Fred Burns welcomed everyone to the Potluck on Friday, March 25, 2016 at 6:00 p.m., hosted by Wayne Fisher. Mr. Burns thanked Ruth Smelly and Betty Turner for serving cake for today's meeting.

Dolores Morgan moved to adjourn the meeting. *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **Adjournment at 1:50 p.m.**