

**Greentrees Village Inc.**  
**Board of Directors Meeting Minutes**  
February 9, 2016

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

**Approval of the Board Agenda:** F. Burns requested that the Board add discussion of a scrolling message sign under New Business on today's Agenda. G. Lyddon moved to approve the Agenda with addition of (02-06-16) *Discussion of Scrolling Message Sign: F. Burns*, under New Business. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

**Approval of Prior Meeting Minutes:** D. Morgan moved to approve the BOD meeting minutes of January 12, 2016. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

**President's Comments:** G. Lyddon stated that he has enjoyed being the Association's President for the last two years and that it has been very rewarding. He said he has had a great Board to work with and together they have accomplished a lot for Greentrees. Mr. Lyddon reported that there was a letter from the City of Florence regarding violation of codes while putting in the waterline plumbing. The issue has since been resolved.

**Resident's Forum:** None.

**Correspondence:** A letter from Norma Parker of Lot #64, dated January 24, 2016 thanking the Board for their recent action to use the electronic locks on the Clubhouse doors weekend day and evening hours. A letter from Kay Bumgarner of Lot #422, regarding an emergency extension of time for her granddaughter and her son to live in her home until they can find suitable housing. This will be discussed on today's Agenda with her letter to be read at that time. See *New Business (02-01-16) Request for Extension for Under-age Resident: K. Bumgarner, #422*. A letter from Mr. David Mortier of the City of Florence dated January 27, 2016, regarding installation of water supply lines, meters, and backflow devices in Greentrees Village. This will also be discussed on today's Agenda with letter to be read at that time. See *New Business, (02-04-16) City Letter Regarding Water Line Replacement: G. Lyddon*.

**Financial Report:** P. Miller presented the Financial Report Balance Sheet as of January 31, 2016. Cash on hand in our Operating account checking/savings is \$414,212.82. The Reserve Fund has \$455,186.37 for a balance of \$869,399.19.

**General Manager's Report:** Louis Dashofy reported a recent six-inch water main break near Lot #653. It was repaired at a cost of approximately \$1,500. Mr. Dashofy thanked the Maintenance staff for doing a great job. A sink hole in the road between lots 685 and 686 was also repaired. Charter Cable is currently here putting in the cable to the Computer Room for internet service and T.V. In the future, we hope to get it hooked up to a camera in the RV Park as instructed by the Board last year. Eleven waterlines have been completed on 1<sup>st</sup> Street. We are now working on 4<sup>th</sup> Street North. We hope to be done with 4<sup>th</sup> Street North in the next few weeks. The family men's restroom ADA work is completed. We will be doing similar ADA work to the family women's restroom this year. When done, we will have met nearly all ADA requirements for Greentrees Village. We did have Clubhouse roof leaks with the heavy rains this year. We will have to get on the roof and repair them. They are probably minor roof flashing problems. We are in our end-of-year audit and are beginning our Reserve Study for 2016. Our Clubhouse door locks are on the new schedule as instructed by the Board. We have ordered new signs with that information on them. Most people have been very appreciative of the new locks, with only a few negative comments. The Jacuzzi was down, off and on, for two weeks until it was finally repaired last week.

**Committee & Club Reports:**

**(Architectural Committee):** R. B. Taylor reported that there were three permits issued for the month of January. Two of those were for Lot#693 for a new home and one for Lot #130 for a shed. Mr. Taylor then alerted everyone that the Lane County Tax Assessor would be going around looking at properties in Greentrees. **(Property Committee):** Wayne Fisher reported the Committee has been dealing with the bumps in the road of waterline replacement; the Exercise Room and the heat pumps in the family pool; all of which will be discussed under New Business today. **(Computer Club)** Pat Miller: No report. **(Activity Committee):** Carol Fisher reported that events in March include the Coffee Social on March 1<sup>st</sup> at 9:30 a.m. and Bunco at 1:30 p.m. on March 3<sup>rd</sup> and 17<sup>th</sup>. In addition, the Activity Committee is planning a "Corned Beef and Cabbage Dinner" on Thursday, March 17<sup>th</sup> at 5:00 p.m. Along with corned beef and cabbage, the menu will include potatoes, carrots, dinner rolls, ice cream and cookies. The charge will be \$7.00 per person. Sign-up sheets are in the library for helping in the kitchen, decorating and attending dinner. Carol thanked

Jeff Myers for chairing this dinner. She said this is always a very delicious meal, enjoyed by everyone who comes; so please sign up. 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 include a Valentine's Day exhibit by the Computer Club; a police collection by Ralph and Vicki Martin and a Buddha collection by Kerstin Johnsen. The Florence Regional Arts Association (FRAA) will display their works in the display cabinet and the Greentrees Office next month. 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.

**Call for Nominations & Election of Officers:** G. Lyddon called for nominations for new officer positions on the Board of Directors for 2016. Bill Johnson nominated Fred Burns for the position of President. Ballots were distributed and counted, 9 votes for Fred Burns. Peg Patton nominated George Lyddon for the position of Vice-President. Ballots were distributed and counted, 9 votes for George Lyddon. G. Lyddon nominated Peg Patton for the position of Secretary. Ballots were distributed and counted, 9 votes for Peg Patton. Wayne Fisher nominated Pat Miller for the position of Treasurer. Ballots were distributed and counted, 9 votes for Pat Miller.

**Election Results:** Ruth Smelly (Election Committee) announced the Board of Directors' Officers for 2016 as follows: Fred Burns, President. George Lyddon, Vice-President. Peg Patton, Secretary. Pat Miller, Treasurer.

**President's Comments:** F. Burns thanked the Election Committee; G. Lyddon for his service as President of the Board for the last two years; and the Board for having confidence in him and re-electing him as President. F. Burns appointed Vicki Martin as the Board's Recording Secretary.

**Unfinished Business:(01-03-16) Exercise Room:** W. Fisher presented plans and estimates for leveling and repairs vs. leveling, repair and expansion of the Exercise Room. W. Fisher motioned that on recommendation of the Property Committee, the Exercise Room floor be leveled and repaired and the 12-foot expansion of the Exercise Room be done at the same time at an approximate cost of \$50,000. Discussion followed. *Roll Call Vote, 1 yes, 8 opposed, motion failed.* W. Fisher amended his motion to go ahead with plans to repair the existing exercise room. Two bids were received. Mr. Fisher moved to bring the floor up to grade, repair the floor and re-carpet at an approximate cost of \$15,000, using Ram Jack for leveling the floor and Doug South as the general contractor. Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, passed unanimously.*

**New Business:(02-01-16) Request for Extension for Under-age Resident:** Kay Bumgarner requested that her granddaughter and great-grandson be allowed to stay in her home until they can find suitable housing outside of Greentrees. Peg Patton moved that the Board approve a 90-day extension beyond the normal six-month CC&R's allowance for an underage person living in Greentrees. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(02-02-16) Family Pool Heater Replacement:** Wayne Fisher motioned to replace one propane heater with two (cost-saving) heat pumps in the family pool at a cost of approximately \$9,000 (bids presented). Discussion followed. *Roll Call Vote, 9 yes, 0 opposed, approved unanimously.* **(02-03-16) Consider Request to City for Fencing Easement:** Peg Patton motioned to instruct the general manager to write a letter to the City of Florence asking for a property easement wherever Greentrees property abuts city property with no time limit, no expiration date. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.* **(02-04-16) City Letter Regarding Water Line Replacement:** George Lyddon reported that the City of Florence Building inspector sent a "strong" letter to Greentrees informing us that we would now be required to acquire permits prior to doing the Association's water line repairs. That put a stop to our waterline work. Mr. Lyddon contacted the City of Florence and suggested a meeting to resolve the issue. Louis and Bill Johnson met with the City of Florence on Greentrees' behalf and the issue was resolved. There will be no retroactive charges or penalty fees; just a blanket permit once a year. The permit will be based on linear footage, \$81.00 for the first 100 feet; \$61.00 for each additional 100 feet; so the permit will probably be in the area of \$295.00. However, we will no longer be required to put in a double check valve which costs \$53.00 apiece, and that will save us over \$1000.00 on the 22 we have pending. **(02-05-16) Request for Hall, Herbal Enthusiasts, November 10, 2016:** David Johnsen moved to allow the Herbal Enthusiasts to use the Recreation Hall for wreath making on Thursday, November 10, 2016. Discussion followed. *Voice Call Vote, 9 yes, 0 opposed, approved unanimously.* **(02-06-16) Discussion of Scrolling Message Sign:** F. Burns motioned to have a 40" W x 8" H, LED, scrolling message sign for event notification to hang in the Clubhouse Conference Room window and be paid for by the Activities Committee. Discussion followed. *Voice Vote, 9 yes, 0 opposed, approved unanimously.*

**Other Business:** None.

**Announcements:** F. Burns welcomed everyone to the Potluck on Friday, February 26, 2016 at 6:00 p.m., hosted by Delores Morgan. Mr. Burns thanked Ruth Smelly and Betty Turner for serving cake for today's meeting.

**F. Burns moved to adjourn the meeting.** *Voice Vote, 9 yes, 0 opposed, passed unanimously.* **Adjournment at 2:18 p.m.**