

**Greentrees Village Inc.**  
**Board of Directors Meeting Minutes**  
**September 12, 2017**

**Call to order:** The meeting was called to order at 1:00 p.m. by President Fred Burns. Seven regular Board members were present. Bruce Littlepage was absent. The ninth seat is not currently filled.

**Approval of the Agenda:** *Fred Burns motioned to approve today's Agenda. Discussion followed. Voice Vote, 7 yes, 0 opposed, approved unanimously.*

**Approval of Prior Meeting Minutes:** *Vicki Martin moved to approve the BOD meeting minutes of August 8, 2017 with a correction in (New Business (08-02-17) Consider changing location of speed hump). It should read, "motioned to change the location of the planned speed hump from North Center Street to a location between Lot #244 and Lot #245", removing the words "and 2<sup>nd</sup> Street North". Discussion followed. Voice Vote, 7 yes, 0 opposed, approved unanimously.*

**President's Comments:** Fred Burns said he had been busy over the last week working on the VFW yard sale on Hwy 101.

**Vice-President's Comments:** George Lyddon said the flashing speed sign coming into Greentrees should slow folks down. The City is waiting for a check from the Oregon Parks Department to proceed with the River Park next to the Water Plant. The City will spend a maximum of about \$3,000 on the Park. Donations and funding from ODOT and the Oregon Parks Department should pay the rest.

**Resident's Forum:** **Dolores Morgan, Lot #68**, commented on usage of the overnight parking spots in front of the gazebo. She felt the permit that is issued should be limited. She noted that one vehicle was parked there for "weeks" in the only shady spot. **Pat Miller, Lot #585**, suggested that the Greentrees Garage Sale be held on a Friday and Saturday next year. **Larry Elliot, Lot #161**, said that the Activities Committee has had a lot of feedback on changing the days of the Garage Sale next year and will make a final decision in January. **Bonnie Compton, Lot #695**, reiterated her question from the Annual Meeting regarding completion of a new gate system.

**Correspondence:** None.

**Financial Report:** Bruce Littlepage presented the Financial Report Balance Sheet, as of July 31, 2017. Cash on hand in our Operating account checking/savings is \$390,145.30. The Reserve Fund has \$466,140.61 for a total balance of \$856,285.91.

**General Manager's Report:** The tennis courts striping is completed. In August, we had 16 home sales which are the most for a month ever. That's one every two days. Yesterday, we had four sales and two today. This is the busiest we have ever been for sales in Greentrees. There is very little inventory out there. We had to take our tractor in for a tune-up and new tires at an approximate cost of \$2,200.00. The cost should be within budget. We are looking for candidates for the Board. There is no one running in Districts 5 & 6. If you live in District 5 or District 6; would like to run in one of the other odd number districts; or would like to be an Alternate on the Board, please contact the office or talk to your District representative. The new Adult pool heater has been ordered for \$4,600.00 which was approved by the Board at the June Board meeting for up to \$5,000.00. Our maintenance supervisor, Bob Fiscus, has installed three new storm drains between Lots #102 and #103. He did a great job connecting into our small, but existing storm sewer system. This might mitigate some of the problems we had this winter in that area. In addition to the two storm drains put into the RV Park, it should help us if we have another winter like the last. The news is not good on the gates. The manufacturer has informed us that their new readers will not be compatible with our present passes. Our goals were to replace only the reader on the East side because the West side reader is working; and that people would not have to buy new passes. This issue will now have to go back to the Properties Committee to see where to go with it because this will double the cost on the readers from \$5,000 to \$10,000 (plus installation) and force all residents (including West side residents whose gate reader and passes work) to have to buy new passes at approximately \$30.00 each. Mr. Dashofy warned residents that we had two homeless people incidents in the last month and had to call the police. Louis advised that residents should call the police; not wait for the office to open the next morning.

Vice-President Lyddon interjected the following in response to Louis's warning. He stated that he had attended the Recognition Awards Banquet for individuals in the Florence Police Department and was given a detailed description of the incident that happened in the jail when an inmate being released, attacked the officers releasing him. It could have resulted in the death of a couple of officers had there not been intervention by two other officers. Mr. Lyddon said the reason he was bringing this up was that the individual seemed to be perfectly fine when being released but when he got outside of the cell, he attacked. He said that Chief Tom Turner explained that it is not uncommon when prisoners are being released for them to go ballistic. One of the things the Chief has mentioned in the past is that a lot of these homeless people are mentally unbalanced and can become very volatile in a split second. George said if you see someone walking around who looks like he/she obviously does not belong here, call the police.

Do not wait for someone else to do it because they can come through a door and bang you over the head within a few seconds. President Burns reminded everyone that Chief Turner had emphasized the same thing when he was here talking to all of us at the May Board Meeting. District 7 representative, Vicki Martin, then told of a homeless man coming to her house at Lot #528. She and her husband work with veterans. A neighbor, assuming this man was a homeless vet (he was not), sent him to her house. Vicki said he seemed okay at first but started acting agitated and incoherent and told her he had been in a mental institution for ten years, was a schizophrenic and had just got out of jail in Roseburg. He asked for food, shoes, and money. The police were called. They came and removed him from Greentrees. She learned later that he had built a warming fire under the carport of an unoccupied house close to hers and had tampered with its entry doors. Fortunately, the fire did not damage the structure but could have been a disaster.

**Committee & Club Reports: (Computer Club):** Steve Lyon reported that last week he tried a different approach in teaching numerous tips and tricks with iPhones and iPads. He gave out a handout and then demonstrated using his phone displayed on a big screen for all too easily see. Gene Fisher and Rich Cortezzo will have their final session on iPhones, iPads, Macs and PCs on September 13<sup>th</sup>. Jep Norwood will keep us up to date on Windows computers and especially the critical elements of security on September 20<sup>th</sup>. Collette Bailey will demonstrate digitizing cassette and LP recordings on September 27<sup>th</sup>. As usual, if there is anything you are interested in hearing more about, please let Steve, Collette Bailey or Gene Fisher know. Everyone is welcome to attend Computer Club meetings in the Multi-purpose room on Wednesdays from 11:10 a.m. to 12:10 p.m. **(Architectural Committee):** Jeff Myers reported that one permit was issued for the month of August as follows: Lot #238, for a 3' picket fence. As always, residents should call first; if they are not sure whether a permit is needed for a project. **(Bingo Committee):** Mary Alger reported that attendance has improved with approximately 28 attendees per week. The jackpot is back up to normal winnings. Mary thanked the Activity Committee for their \$500.00 donation which has helped Bingo to keep going. **(Property Committee):** Wayne Fisher reported that the Property Committee is busy getting plans ready for coordination of next year's waterline project and road overlays so that we don't whine up putting a new road down and then having to dig it up to put a new waterline in. **(Activity Committee):** Larry Elliot reported the flea market sales for 2017 from all donated items had a grand total income of \$3,387.00. This included sales at the Greentrees Flea Market of \$1,905.00; e-bay sales of \$1,252.00; scrap sales to Eugene Coin & Jewelers of \$173.00; and left-over item sales at the Greentrees Garage Sale of \$57.00. After a request for help, the Activity Committee donated \$500.00 to the Bingo Committee, with no restrictions on how it is used. The Greentrees Holiday Craft Mart is being hosted by Norma Burkett on Friday, October 20<sup>th</sup> and Saturday, 21<sup>st</sup>. The Halloween Party Potluck will be on Friday, October 27<sup>th</sup>, hosted by Larry and June Elliot. Meat and potatoes will be furnished. Residents should bring the side dishes. There will be a dress-up contest with prizes for the scariest, funniest and most original costumes. Winners will get a \$20.00 gift certificate for Fred Meyers. The first "Annual Greentrees Music Festival" will be on Sunday, November 5<sup>th</sup>. The Christmas Dinner Party will be on Christmas Day at 3:00 p.m., hosted by Fred and Anderson Miller. President Burns acknowledged the great job everyone on the Activity Committee is doing and the audience applauded their hard work and efforts.

**Unfinished Business:** None.

**New Business: (09-01-17) Consider Resident Emergency Forms:** Ken Stone presented a new "Emergency Evacuation during a Disaster Event" form for consideration and suggestions by the Board. Mr. Stone pointed out that there are many new residents in Greentrees Village who may not have emergency information on file and many long-time residents who may not have current or updated information on file. He wanted the Board members to consider phoning or going to resident's homes in their districts to get an emergency form on file for all residents of Greentrees. Other suggestions for getting the form completed and on file, included: the Greentrees Village website; the newsletter; and/or including it in the December mailing of the statement for next year. **(09-02-17) Consider Property Map at Gates:** Fred Burns motioned to approve purchase of two etched aluminum, wood-backed Greentrees Village map signs for display in front of both gate shacks at a cost of up to \$700.00 w/o lighting or \$800.00 w/lighting. Discussion followed. Roll Call Vote, 1 yes, 6 opposed (Jeff Myers, Wayne Fisher, George Lyddon, Mark Meyers, Vicki Martin and Bill Johnson), motion failed.

**Other Business:** None.

**Announcements:** Fred Burns welcomed everyone to the Oktoberfest Potluck on Friday, September 29<sup>th</sup>, hosted by Peg Patton. President Burns thanked Bette Turner for serving cake for today's meeting. Lila Hyder of Lot #434 is displaying a Byers Choice, LTD Christmas Collection in the Library art cabinet this month. Also, on display are model steam engines created and constructed by Tim Clarke of Lot #31 and Dennis Turk of Lot #290.

*Fred Burns moved to adjourn the meeting. Voice Vote 7 yes, 0 opposed, approved. Adjournment at 1:54p.m.*

Submitted by Vicki Martin, GTV Association Secretary, 2017