

Greentrees Village Inc.
Board of Directors Meeting Minutes
January 9, 2018

Call to order: The meeting was called to order at 1:00 p.m. by President Fred Burns. Eight members of the 2017 Board of Directors were present. District 4 was vacant due to the resignation of George Lyddon on December 12, 2017. Alternate, Fred Miller was present in the audience.

Approval of Prior Meeting Minutes: *Carol Barron moved to approve the BOD meeting minutes of December 12, 2017. Discussion followed. Voice Vote, 8 yes, 0 opposed, approved unanimously.*

Financial Report, 2017 Year End: Bruce Littlepage presented the Financial Report Balance Sheet as of December 31, 2017. Cash on hand in our Operating account checking/savings is \$454,522.99. The Reserve Fund has \$466,570.49 for a balance of \$921,093.48.

Retiring of the 2017 Board and Seating of the 2018 Board: Fred Burns called up Alternate, Fred Miller from the audience; to be seated as the ninth member of the Board of Directors. Mr. Miller was welcomed by the Board members and seated. The 2017 Board of Directors was then retired.

Roll Call of the 2018 Board of Directors: All nine Board members were present. Representatives to Districts 4 and 5 will be appointed as regular Board members under New Business on today's Agenda. *See New Business, (01-01-18) Appoint District 4 and District 5 Representatives.*

Approval of the Agenda: *Fred Miller motioned to approve today's Agenda. Discussion followed. Voice Vote, 9yes, 0 opposed approved unanimously.*

Call for Nominations & Election of Officers: George Weiss, of the Election Committee, called for nominations for new officer positions on the Board of Directors, 2018. Fred Burns nominated Bruce Littlepage for the position of President. Jeff Myers nominated Fred Burns for the position of Vice-President. Bruce Littlepage nominated Vicki Martin for the position of Secretary. Wayne Fisher nominated Jeff Myers for the position of Treasurer.

Election Results: Ballots were distributed and counted. George Weiss (Election Committee) announced the Board of Directors' Officers for 2018 as follows: Bruce Littlepage, President. Fred Burns, Vice-President. Vicki Martin, Secretary. Jeff Myers, Treasurer. Mr. Weiss stated that each nominee received a vote majority; with no write-ins. Mr. Weiss thanked Election Committee members, Patsy Turner and Lorraine Brinkley for their assistance.

2017 President's Comments: Retiring President Fred Burns thanked the 2017 Board for all their efforts. He recognized Vicki Martin for a great job as Secretary; Bruce Littlepage as Finance Officer/Treasurer; George Lyddon as Vice-President and especially Louis Dashofy for all he has done for Greentrees as our Manager.

2018 BOD President's Comments: Bruce Littlepage thanked Fred and Sharon Burns for their service on behalf of Greentrees and the Board of Directors, saying: "We couldn't have done it without Fred and the guidance he showed us". President Littlepage presented Fred with a gift of appreciation from the Board and staff, thanking him for his service to Greentrees Village.

Resident's Forum: None.

Correspondence: Letter from Faye and James Walters, Lot #217, thanking Fred and Anderson Miller for their kindness and efforts on behalf of their Christmas dinner guests.

General Manager's Report: Louis Dashofy thanked the Computer Club on behalf of Greentrees for donating a new computer for the Coffee Room. There are now two rather new computers in there. They are heavily used and much appreciated. Louis reported that the Office is preparing for the 2017 Audit with Jones and Roth of Eugene. Work will also start on the 2018 Reserve Study in conjunction with the Property Committee. We will begin the waterline work for the year starting around January 20th, weather permitting. Thirty-two waterline replacements are planned on 2nd Street South. During the holidays, we had an accident on Skyline Drive where there is a concrete curb on the edge of the hill that controls the water flow. It was damaged, either by a vehicle or maybe by weather and will need to be replaced. Louis said he will come back to the Board with the cost to repair. This is important because it controls the water and brings it down the hill as it needs to flow. If not repaired, we will have flooding in some lots. Contractor, Doug South, is working on rebuilding two of the atrium walls in the Clubhouse. The planter has been removed and we are looking for ideas for what to do with the atrium to make it more usable and/or more attractive. End-of-year sales on homes in Greentrees Village were impressive. There were 52 homes sold in 2017 at an average per home of \$128,340. Records go back 10 years; and

this was the highest ever. In comparison, 2008 averaged \$115,000 per home and 2012 averaged \$67,000 per home. There are currently only eleven homes for sale in Greentrees. Home sales are going extremely fast and people come in every day looking for rentals.

Committee & Club Reports: (Architectural Committee): Jeff Myers reported that no permits were issued for the month of December. As always, residents should call first; if they are not sure whether a Greentrees Village or city permit is needed for a project. **(Property Committee):** Wayne Fisher reported that the Property Committee is starting the new projects for 2018. Mr. Fisher reiterated that the Property Committee welcomes all proposals and ideas for the atrium in the Clubhouse. **(Activity Committee):** Jeff Myers said, "People of Greentrees Village, you better put on your action clothes because 2018 will be rocking and rolling with lots to do". The year's plans include a Lecture Series; (2) garage sales; St. Patrick's Day Dinner in March hosted by him, monthly potlucks hosted by Board members and coffee socials hosted by June and Larry Elliot. Aside from the dish you bring to the Potlucks, remember to bring your own plates, silverware and beverages. Everyone should check the calendar each month in the newsletter for events, dates and times. **(Computer Club):** Steve Lyon reported that during the summer months, more time was devoted to learning about iPads and tablets from Co-Vice-President Gene Fisher and instructor Richard Cortezzo. Secretary Gary Smith brought us new and interesting information including watching television over the internet. Past-President Collette Bailey taught classes on music and photography. At the December business meeting, Officers for 2018 were elected and are as follows: President, Steve Lyon; Co-Vice-Presidents, Gene Fisher and Jim Fleming; Treasurer, Lea Rudd; and Secretary, Gary Smith. Jay Musson volunteered as Advertising Coordinator. Mr. Lyon thanked the officers, old and new, and all club members for their work on behalf of the Computer Club. Steve reported the Computer Club's finances for 2017 were as follows: Income and interest \$5,059.90; expenses \$5,528.13, leaving a net loss for 2017 of <\$468.23>. The Computer Club made two donations to Greentrees Village HOA in 2017. The first was \$1,080.00 in August for the Charter Spectrum internet bill for the RV Park and the Multi-Purpose Room. The second was a new computer at year-end to replace a slow and old coffee room computer. President Littlepage thanked the Computer Club for their donation of the new computer for the Coffee Room. If there is anything you are interested in hearing more about, please let Steve know. Everyone is welcome to attend the Computer Club's very informative meetings in the Multi-Purpose Room on the scheduled Wednesdays from 11:10 a.m. to 12:10 p.m. **(Bingo Committee):** Fred Miller reported that under the guidance of Mary Alger, the bingo committee rebounded in recent months with an average attendance of 25 weekly. Receipts and payouts have been brought into balance. Available reserves are \$1,048.00. Mr. Miller thanked Mary Alger for her work as Chairperson of the Committee, saying, "We owe her a debt of gratitude for her leadership". A committee structure of 9 with two chairpersons and 7 helpers has been created with the intention to continue to build Bingo's popularity; strengthen its financial position; and have it recognized as the asset to our community that it is. Mr. Miller reported that Bingo will be up and running next Saturday, January 13th at its regular time.

Unfinished Business: None.

New Business: (01-01-18) Appoint District 4 and District 5 Representatives: Bruce Littlepage motioned to appoint Mark Meyers to represent District 4 and Fred Miller to represent District 5 as permanent representatives on the Board of Directors for those districts. Discussion Followed. Roll Call Vote, 9 yes, 0 opposed, approved unanimously. **(01-02-18) Approval of BOD meeting dates:** Fred Burns motioned to approve the BOD 2018 Calendar with corrections on the times of the Annual Meeting on August 4th; which should be changed to 11:00 a.m. for Registration and 12:00 p.m. for Call to Order. Discussion Followed. Voice Vote, 9 yes, 0 opposed, approved unanimously. **(01-03-18) Consider Naming New Bingo Chair:** Bruce Littlepage motioned that the Board nominate Fred Miller as Chairperson of the Bingo Committee and Laurie Herbig as Co-Chairperson of the Bingo Committee. Discussion followed. Voice Vote, 9 yes, 0 opposed, approved unanimously. **(01-04-18) Consider Purchase of a Knox Box:** Fred Burns motioned to purchase a Knox Box, at a cost of \$314.00, for the purpose of containing entrance key(s) for the Florence Fire Department in case of after-hours emergencies. It would be installed by the Maintenance Department on the Greentrees Village east side guard shack. Discussion followed. Roll Call Vote, 9 yes, 0 opposed, approved unanimously. (This is at the request and recommendation of the Florence Fire Department. NOTE: We were also told that individual owners in Greentrees can obtain smaller versions for their households for \$89.00).

Other Business: None.

Announcements: Bruce Littlepage welcomed everyone to the Potluck on January 26th, hosted by Fred and Sharon Burns of District 1. President Littlepage thanked Vicki Martin for baking cupcakes for today's meeting. There is a wonderful display of miniatures in the Library art cabinet this month; courtesy of the "Central Coast Miniatures Club of Florence".

Fred Burns moved to adjourn the meeting. Voice Vote, 9 yes, 0 opposed. Adjournment 1:49 p.m.

Instead of just reading about it - Get Involved! Next BOD Meeting February 13, 2018.

Submitted by Vicki Martin, GTV Association Secretary, 2018