

## GREENTREESS VILLAGE, INC.

### BOARD OF DIRECTORS MEETING

APRIL 16, 2024

**UNAPPROVED**

The regular Board of Directors meeting was called to order by President Carley Scibetta at 1:04pm. Roll was called by Secretary Mike Peaslee. All Board members were present. Also present were the Office Manager, Kimberly Wright, and Facilities Manager, James Tennison.

The agenda was approved after changes to items number 04-02-2024 and 04-06-2024. Items 04-03-2024, 04-05-2024 were renumbered accordingly.

The minutes from the March 24, 2024 Special Board Meeting were approved as corrected.

#### **PRESIDENTS COMMENTS**

President Carley Scibetta briefly reminded the audience that comments from them were only accepted if the Board requested them. She reminded members that James Tennison and Kimberly Wright were hired at the Special Board Meeting March 24, 2024. She reported that our Bookkeeper, Pat Cowgill, has agreed to stay. She is currently updating the books and will have audit information ready very soon. The Office Manager and Board President are currently interviewing for office staff. Carley reported that old statements are being updated and the rules are being enforced. Our mail that was stolen has been returned by the police and the outgoing mail is being collected in the office for pick-up. She reminded us what a great place Greentrees is to live.

#### **RESIDENTS FORUM**

Mary VanderWeit, Lot 237, reported on the improved atmosphere and efficiency of the office. She stated that the overall feeling of Greentrees has improved.

Jeff Myers, Lot 72, reported that the Florence City Council has their Executive Session before the Board Meeting so results can be shared with the audience. A suggestion.

Lanette Manzi, Lot 117, requested she not be interrupted then gave a brief resume' of her time here. She voiced her feelings about the Board.

**CORRESPONDENCE** Mike Peaslee reported that copies of current correspondence were in the members' packets.

**TREASURERS REPORT** Leslie Shaw reminded us that until the books have been audited her report will be unaudited information. There is a balance of \$1,322,195.15 in our reserve account. The operating balance is \$471,191.76. The March income was \$164,326.41 and expenses were \$143,419.98. \$39,375 was moved to the reserve account. As of now we are \$119,507.10 under budget. Our CPA is preparing to complete the 2022 audit. Credit card fees are down. The newsletter balance is \$4500. Past due accounts will be sent out by the 1<sup>st</sup> of the month. Work on the 2025 budget will begin in May.

**OFFICE MANAGER REPORT** Kimberly Wright stated the office is running well. From 3/13/2024 - 4/12/2014 \$29,000 has been recovered from past due accounts. Progress is being made on processing Lots 687 and 412. She also noted that deposits are now being made daily.

**FACILITIES MANAGER REPORT** James Tennison reported that the work on the East side water lines is finished. All that is remaining to be done is patching asphalt and repairing gravel. West side work will begin in October.

The crew has begun repair work on replacing the dry rot. James said the crew will be working on landscaping Monday- Wednesday. Thursday and Friday will be scheduled for working on previously approved reserve projects.

## **COMMITTEE REPORTS**

**Architectural Control Committee** - Nick Woodworth reports 1 permit was applied for on March 30.

**Property Committee** – Tom Shaw reported he has 3 bids for the repair of the adult pool pumps and the damaged cover. These items were approved last year. He made a request for Pickle ball players.

**Activities Committee** – Lou Manzi stated the Saturday Coffee will be this Saturday, April 20 at 10 am. The Friday Potluck is being hosted by Diane Greer and Bonnie Costa. We need volunteer hosts for May and June. Mother's Day Dinner will be held on May 12<sup>th</sup>. It looks like the visitors' cost will be \$9 or \$10 as food has gone up. Father's Day Dinner needs a crew. The Flea Market has not had a Leader since Toni retired. If someone does

not step up, we may not have it. No further donations are being taken. Our current balance is about \$3400. The Mother's Day dinner will be about \$700. The bottle fund is \$410.

**GERT** – Kristel Buechner reported that the CPR refresher class was a success. They sold over 300 Fire Blankets and delivered them to over 90 homes. GERT needs volunteers for radios. GERT can accept medical supplies. GERT meets the first Monday of the month.

**BINGO** – Debbie Bumgarner reported the Bingo is back. April 6 was the first night with the new rules and it went well. The card limit is 5. May 11 and 25 are next month's nights. Please come at 5:45.

**COMMUNICATIONS COMMITTEE**–Diana Lindsley reported on the resignation of Lanette Manzi. Diane Greer has sold \$4500 - \$4700 in ads for the newsletter. Most of the ads are for a year. Articles for the Newsletter are due on the 18<sup>th</sup> of the month.

**AD HOC RULES CHANGE REVIEW BOD**- Mike Peaslee has addressed the questions from the Rules & Regulations Review that were not previously addressed. There are a few that need to be discussed. He has set up a format for resolving the questions and hopes to present that to the Board at next month's meeting.

## **NEW BUSINESS**

(04-01-2024) Rules & Regulations Hearing for Lot 179. Tamara McFarland reported that all debris has been removed except for the wood pile and tarp covering it. The issue was discussed. Sally Ott made a motion to allow Tamara to put a screen up to hide the pile. This must be done in 30 days. Nancy O'Neill seconded the motion. Voice vote – all yea Motion carried.

(04-02-2024) A majority of the Finance Committee Nominated Lou Manzi for Board Appointment to the Finance Committee – Carley Scibetta opened the discussion with a brief overview of the issue. Sally Ott made the motion to approve or deny Lou Manzi to the Finance Committee. A yes vote would approve Lou to the Committee. A No vote would not allow him to serve. Motion seconded. There was intense discussion before the discussion got out of order.

President adjourned to Executive session at 2:25pm for a 10-minute hold. 3 board members- Diane Greer, Diana Lindsley and Nick Woodward-chose not to attend the Executive Session. Regular meeting resumed at 2:29pm. The discussion continued until

**Michael Peaslee called for the Question. President Scibetta asked Sally to restate her Motion. The motion was restated. Jack Swanson seconded. A Roll Call vote was taken.**

**Diana Lindsley-Yes, Nick Woodworth-Yes, Nancy O’Neill-No, Carley Scibetta-No, Sally Ott-No, Leslie Shaw-No, Jack Swanson-No, Diane Greer-Yes. Vote is 3 Yes, 6 No. Lou Manzi may not serve on the Finance Committee.**

**(04-03-2024) M-100 The Essentials of Community Association Management – Online course & Exam for our Office Manager, Kimberly Wright. It was stated that the cost of the training is \$499. Michael Peaslee made a motion to approve the \$499 for The Essentials of Community Management course. Jack Swanson seconded. Discussion followed. Michael Peaslee called for the Question. The original motion was repeated. Roll Call vote was requested.**

**Diana Lindsley-No, Nick Woodward- No, Nancy O’Neill-No, Carley Scibetta-Yes, Sally Ott-No, Leslie Shaw-No, Michael Peaslee-Yes, Jack Swanson-Yes, Diane Greer-No. Vote 3 Yes, 6 No. The motion failed.**

**Diana Lindsley made a motion to approve the \$499 for The Essentials of Community Association Management course to be approved after her 90-day review. Nancy O’Neill seconded the motion. A Roll Call vote was requested.**

**Diana Lindsley-Yes, Nick Woodward- Yes, Nancy O’Neill- Yes, Carley Scibetta-Yes, Sally Ott-Yes, Michael Peaslee- No, Leslie Shaw-Yes, Jack Swanson-Yes, Diane Greer- yes. The vote is 8 Yes, 1 No. The motion carries.**

**(04-04-2024) Sally Ott described the ongoing mail theft issue here and gave us some options for outgoing mail and/or locking mailboxes. It would be a personal expense for the boxes. It was decided to table the issue until more information was gathered.**

## **OTHER BUSINESS**

**(04-05-2024) A Request for An Extension of Time For Rules & Regulations Violations against Lot 143. Nancy O’Neill read a letter from Robert Chadwick, Lot 143, to extend the time for removal of the wrecked motor home at their lot. A discussion followed. Sally Ott made a motion to extend the time for removing the motor home to 30 days with 2 weeks for the tarp removal. Nancy O’Neill seconded the motion. A voice vote was called for. The vote was 9/0. The motion carried.**

## **ANNOUNCEMENTS**

**Leslie Shaw announced the Board were winners at the Florence Food Share fund raiser. It was noted that the event raised \$8000. The Food Pantry is in dire need of food. Especially needed are canned meats and other packaged foods. We have a bin in the Library for food collection. Upcoming District Meetings are: Dist 1&2 April 17, Dist 7&8 April 18, Dist.6 April 18<sup>t</sup> and Dist 3 &9 April 20. All residents are welcome.**

**The meeting was adjourned to Executive Session at 3:12 pm. Diane Lindsley, Nick Woodward and Diane Greer left the Executive Session.**

**The General Meeting resumed at 4:34pm. It was announced that the Executive Session meeting Minutes from 1-12-2024 and 1-16-2024 were approved in the session.**

**There being no further business, the meeting was adjourned at 4:34pm.**

**Carol Murphy**

**Recording Secretary**

