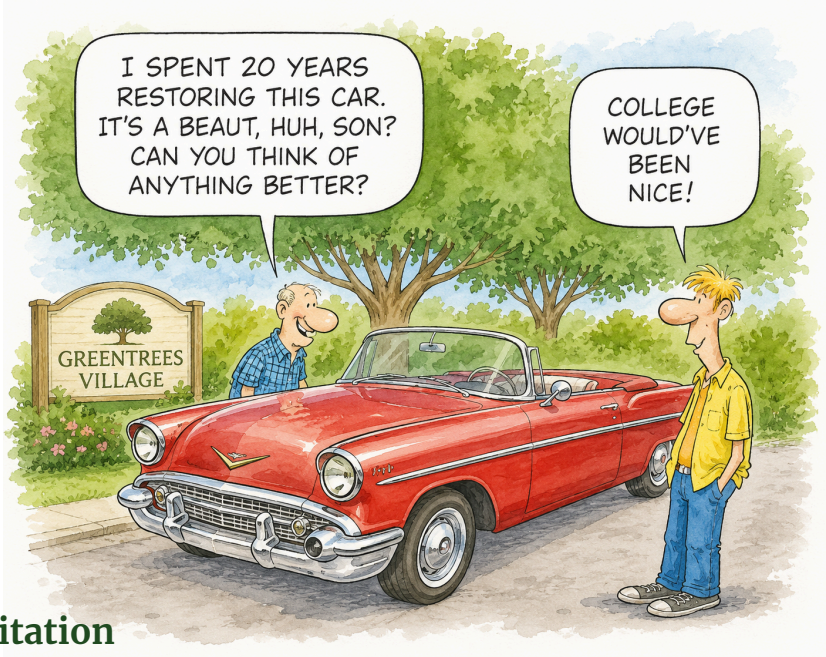
# GREENTREES
## VILLAGE VOICE

Neighbors • News • Community

VOLUME 20, NUMBER 6 | COMMUNITY NEWS LETTER | JUNE 2026




## Father's Day Lunch Invitation

**Come show off your Cool car, bike, motorcycle or golf cart!**
**You're invited to a Father's Day lunch! This year, treat Dad to a celebration that combines his favorite things—a cool car display and a delicious burger feast. Join us as we honor the dads and father figures who make our lives so special. Enjoy good food, laughter, and cherished moments together.**
**Date: Sunday, June 21, 2026 * Time: 1:00 PM * Location: Recreation Hall**
**We'll be serving Burgers (and veggie burgers), chips, cookies and drinks.**
**Sign-up sheets are in the library.**

### • Inside This Issue •

Committee Updates | New Neighbors | Restaurant Review | Community Events

## President's Message

I generally talk about the 5 'c's of collaboration, cooperation, compromise, civility and change. This month I want to address social media, which impacts two of these: civility and cooperation.

Social media is a great tool for keeping up with family and friends, and sharing information. Greentrees Village has an official Facebook page, administered by the Communications Committee, to share information from the office, maintenance, and board. There are also several other unofficial pages focused on Greentrees that are administered by residents. These are generally useful for sharing information about events and things happening in the community.

Lately, however, there have been some posts on social media about board business. Unfortunately, much of these posts and comments rely on second hand information and speculation and end up spreading misinformation. Most of the posters /commenters have not attended any of the board workshops, district meetings, or committee meetings where these items were debated and discussed. Nor have they contacted any board member about these items.

As a board, our code of ethics prevents us from posting about board business that we will vote on. In addition, many of the board members are not on social media. Therefore, we will not be responding to these posts online.

The board is listening to you by holding monthly district meetings, and board workshops. District meetings allow you to a greater interaction, especially about district issues. Board workshops allow you to learn and ask questions about upcoming board agenda items. Remember however, that the board agenda is not finalized until after the workshop, so additional topics may be added to the agenda. Workshop topics are finalized about a week prior to the workshop and again, some issues may be discovered after the agenda is published. Committee meetings are a place to understand what each committee is working on and understand the topics and issues they are dealing with. Board meetings are where the board does their business; audience members are there to observe and listen.
If you have questions about a current or potential board action, I strongly encourage you to contact your district rep to get the facts. You can also contact me directly. We have set up new email accounts and you can reach me at president@gtvhoa.com. I will respond to you with accurate, factual information.

**Manager position:**

On the topic of the manager position, the board is currently investigating two options – a property management company and benefits for our employees. One team is researching property management companies to determine the services, staffing and costs. The 2nd team is investigating wages and benefits; if we want to attract and retain good employees, we must offer these. Once both teams have completed their research, we will be holding a town hall to report our findings to the community and get feedback.




The Yard Debris will be picked up on Mondays and Thursdays!.

Please remember; no branches longer than 3 feet long and not bigger than 3 inches in circumference 🎄

## Manager's Message

Maintenance is busy working on all the trimming and upkeep needed; with all the nice weather and little rain, growth has exploded. There are a lot of items that need routine upkeep and they are working as best and effectively as possible.
The crew was also getting the family pool ready to open Memorial Day weekend.
Both the office and maintenance are working well. We have received compliments on how well things are going. We've been holding monthly staff meetings with the team to ensure things are going well.

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## Get Involved with the Village Voice

The Communications Committee looking for volunteers:

- Writers – Share stories, report on events, or offer helpful tips
- Assembly  Crew – Help prepare printed copies and inserts for delivery
- Interviewers – Talk with residents and help turn conversations into stories

Every role matters. Even a small amount of your time makes a meaningful difference. No experience is necessary—just a willingness to help Greentrees and a positive outlook.

If you're interested or would like more information, please contact:
Communications@gtvhoa.com

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**We need happy helpers at the OCHS Vet Clinic!**



Our small clinic team is working hard to care for animals, and we could really use help keeping up with cleaning, sterilizing, dusting, vacuuming, and general housekeeping. Even one hour a week would make a big difference. If you've been waiting for a sign to get involved, THIS IS IT!
Stop by or call the clinic at 541-590-3333 to learn more. We're open Monday through Thursday at 173922nd Street in Florence, Oregon.
Thank you for considering, and please tell your FURRENDS!
Volunteers are at the heart of everything we do.

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## Directory Information Reminder

**Please verify your directory information (name, phone number, and email address) is accurate.**

**The Office requires up-to-date details to contact you.**

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## Gate Entry Reminders

**To help prevent backups and maintain security at the gate:**

**• Do not allow tailgating or let unknown individuals enter. Visitors must contact their host directly.**
**• Keep the lane clear so traffic can move freely.**

**If you are having trouble with your access code, please contact the office. Fobs and transponders are available for a nominal deposit.**

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# Our Own Villagers:

*Meet Mary James and Pat Blue Heron*



*Greentrees residents Mary James and Pat Blue Heron having a blast on the rides durring Rhody Days!*

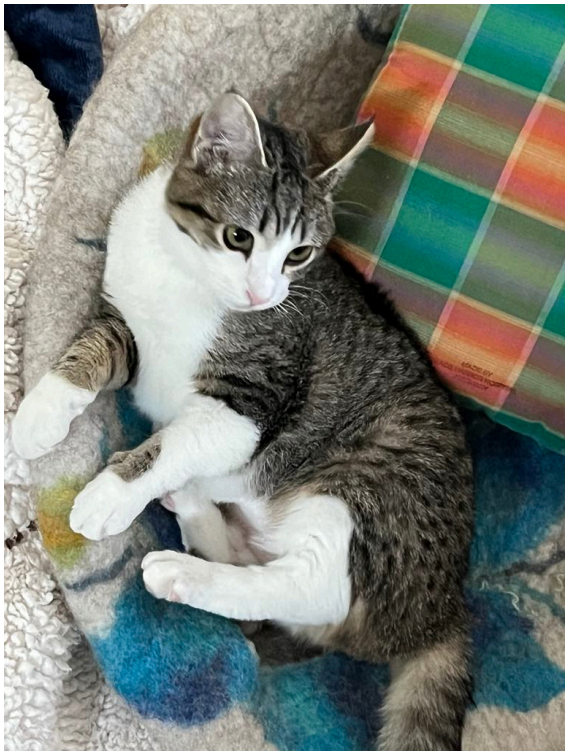
Pat and Mary were introduced to one another 33 years ago by friends in Spokane Washington where Pat was living and Mary was visiting from Montana. They moved to Sun River Oregon soon after meeting. Mary and Pat have been married for 11 years. While living in Eastern Oregon, they traveled to the Oregon coast many times and did volunteer duty during whale watch season. Nine years ago while visiting friends in Greentrees and staying in the RV park, they purchased their home here. Pat was a counselor and social worker. She has a son and grandchildren in Washington, who they visit often they are also the proud parents of Mai Tai, their senior cat.



*Mai Tai - also a senior in Greentrees 🐈‍⬛!*



## Village Pet



Gary and Lesley Brown lost their beloved cat last year, and with the support of kind neighbors and OCHS, they chose to open their home to a foster kitten named Quinn, who was facing serious medical challenges. At just six months old, Quinn weighed only 3 pounds and had swimmer's syndrome, which caused her legs to splay outward like a frog. Her front legs were too weak to hold her up.

Thanks to numerous laser treatments at the new OCHS clinic-and Lesley's dedication to daily massages and physical therapy-Quinn slowly gained strength. She can now pull herself upright and scoot around with determination. The Browns quickly fell in love with this tough, spirited little kitten and knew they couldn't let her go. And honestly, who could resist her? She's adorable.

Today, Quinn weighs 6.5 pounds and will celebrate her first birthday in August.





## GERT Corner

Greentrees Emergency Response Team:
June is a good time to go over your emergency plan and your emergency food. Do you have enoug food and medicine to sustain your needs? Water needed is a gallon a day per person. Do you have what you need for your pets?

Visit the GERT page at greentreesvillage.com for help in planning and preparing.




### Get Involved with GERT

We meet the second Thursday of each month
1:00 p.m. Multipurpose Room
Possible summer classes:

- · Water storage
- · Food storage
- · Go-bags
- · Pet preparedness




**Emergency Communications Radio** tests on the 1st Monday of the month. If you would like to be part of the team, please contact Kristel Buechner 541-997-0909

# Committee Updates

## Activities Committee – Terry Lindsley

The new stove is in an working great! It was inspected, tested and approved by the plumber so all is well. It was put it its first test on Mother's Day.
Mother's Day lunch went really well. Seventy people signed up for ham with a maple syrup, brown sugar and pineapple glaze, scalloped potatoes, green beans with bacon and onion and rolls. Many attendees brought a great selection of desserts or salads. We had wonderful volunteers (some new) which made the setup, cooking, and clean up a breeze. Thanks to everyone who helped and made the day a success.
The community wide yard sale is Friday & Saturday, May 29-30. Gates will be open to the public. Sell your unwanted items and make a little cash. If you have items that don't sell, please contact Jeff Myer to donate to the Flea Market. The committee decided not to place a paid ad in the Siuslaw News but rather will be advertising on various Facebook pages and Next Door.
Father's Day is up next, June 21. We are planning something different. The Rec Hall parking lot will be reserved for a car show! We have many vintage, aged, and precious cars and vehicles here at GTV. Come show off your car, motorcycle, bike (anything with wheels), and tell people about your pride and joy. It need not be fancy, just something you are proud of. The meal of barbecued burgers (including veggie) with buns (including gluten free), chips, cookies and drinks allows for people to walk around and admire the fine rides.
Hosts for coffee socials and potlucks are always needed. These are lots of fun. If you can't host, come and enjoy the food, fun and camaraderie.

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## Ad Hoc CC&Rs and Bylaws Committee Report - Diana Lindsley

We have received the marked-up draft of the CC&Rs from the attorney. The committee is reviewing his changes and will be discussing at our next meeting. We will also be meeting with him to discuss his changes. One thing he said was that the draft we were working from is very detailed and we don't need that much in the document. He has also provided us with a summary of the changes that we will provide to homeowners when we release the updated draft.
We have also been working on the Bylaws to make suggested changes to the draft. Our focus will shift back to the CC&Rs so we can get those out first. Our goal is to have something we can submit to the homeowners at our annual meeting in August.

# Committee Updates

## GERT Committee Report

GERT is updating the district mobility report for SAR. Having correct information on file will help in the event of an emergency and getting help to you. The information will be stored in a locked drawer by GERT in the incident Command Room.
The vital information needed how many residents in your household have any of the following: Mobility Issues, Oxygen, Dialysis, Other.
Pets, emergency contact...

GERT? Emergency Communications Radio is asking for a resident from District 7 to participate in the monthly radio test. As it is now there is no radio representative for district 7, in the event of an emergency this means that any needs for this district will not be known by SAR.

GERT accepts medial supplies opened is fine. Medical equipment (working)
If you are in need of medical equipment check with Kristel first if we have to loan.
Contact Kristel 997.0909

Next month with ODART Whale Run Float Planes/Airport Plane food/supplies drop
In concert with OEM/WLFEMS/CAA. Myself at airport and Frank V at home base updating me with Weather and Wind updates 15 mins. Myself coordinating with pilot and others for a food share 300 lbs food. A mock drop of necessary medications for GTV.
A practice for in the event of an actual emergency. This is our 3rd year of participating.
.

## Community & Senior Resource Fair

June 5 9 AM–Noon
Siuslaw Area Resource Center
1536 12th St. Florence, OR.

Florence residents are invited to connect, learn, and explore local support services at the upcoming Community & Senior Resource Fair. This gathering brings together a wide range of Florence-based organizations, all dedicated to serving older adults, families, and members in need.

Service providers will host informational tables where attendees can ask questions, learn about available programs, complete sign-ups, and discover meaningful volunteer opportunities. By bringing many organizations into one shared space, the fair strengthens community connections and increases awareness of the valuable resources available right here at home.

Many Florence residents aren't aware of the full range of support offered in our area. This event helps bridge that gap—making it easier for people to find the help they need and for organizations to reach those they serve.

For more information, contact Diane Greer at 661-706-1669 or Diane.M.Greer@gmail.com.

Diane Greer

**Letter to the Editor**

Dear Residents of Greentrees,

I am writing to express my strong opposition to the proposal for cluster mailboxes. While the boxes themselves may be free, the community remains responsible for significant installation and ongoing maintenance costs. Furthermore, USPS regulations confirm our current mailbox configuration is grandfathered in, meaning our mail delivery is not at risk.

Centralized stations will reduce convenience and create significant accessibility barriers, disproportionately impacting our elderly and disabled neighbors who rely on mobility aids or may be housebound. Greentrees lacks the infrastructure for this change, and I believe we should instead focus on repairing our existing mailbox stands to preserve resident independence.

I urge you to consider these long-term impacts and reject the proposal.

Sincerely,
Fred Miller




An update on the status of the Greentrees Assistance Fund. Please join the Communications Committee and all of those she has helped in thanking Mardi Wetmore for her generosity.💚

From Mardi Wetmore

As I am sure most of you know about the Greentrees Assistance Fund I set up with SOS and the fund Carley Scibetta administers which helps people pay their HOA dues. When I set the assistance funds up, I deposited $10,000 to each of the funds. SOS informed me recently that the fund they administer is getting depleted at this point. Since the fund has only been in existence for a little over a year, that shows there is a need here in Greentrees.
With our country's current economic situation, needs for assistance will increase. One of the ways we can pull together as a community and to bring back the spirit of being a village where we take care of each other, is to have residents donate to the assistance fund. This could be a one time donation or better yet, a monthly donation. If you can afford to donate to help your neighbors, please do. If you find yourself in need of financial assistance, please don't be embarrassed. All inquiries are confidential. Contact Carley Scibetta for help. It's there for you if you need it.

## Restaurant Review







### Birdies & Bogeys - Sandpines Golf Links

Go for the view, Stay for the food!

Birdies & Bogeys at Sandpines Golf Links is worth visiting for more than just the view — the food alone makes it a destination. We enjoyed a delicious and generous lunch featuring the deconstructed Cobb salad, fish and chips, club sandwich, and chicken Caesar wrap, and every dish was fresh, flavorful, and satisfying. Bring your appetite, as the servings are good-sized and can easily be shared.
The restaurant also features a cozy bar with wine, beer on tap, and cocktails, making it a great spot to relax after a round of golf or to simply enjoy a casual meal with friends. Open to golfers and non-golfers alike, Birdies & Bogeys offers a welcoming clubhouse-style atmosphere with beautiful scenic views, plus both indoor and patio seating. Whether you're stopping in for appetizers, lunch, or dinner, it's a comfortable and enjoyable place to dine.

— Denise Lutz

## Florence Farmers Market – 2026 Season

**Tuesdays • May 19 – October 13**
**3:00 PM – 6:00 PM**
**Port of Siuslaw Boardwalk**



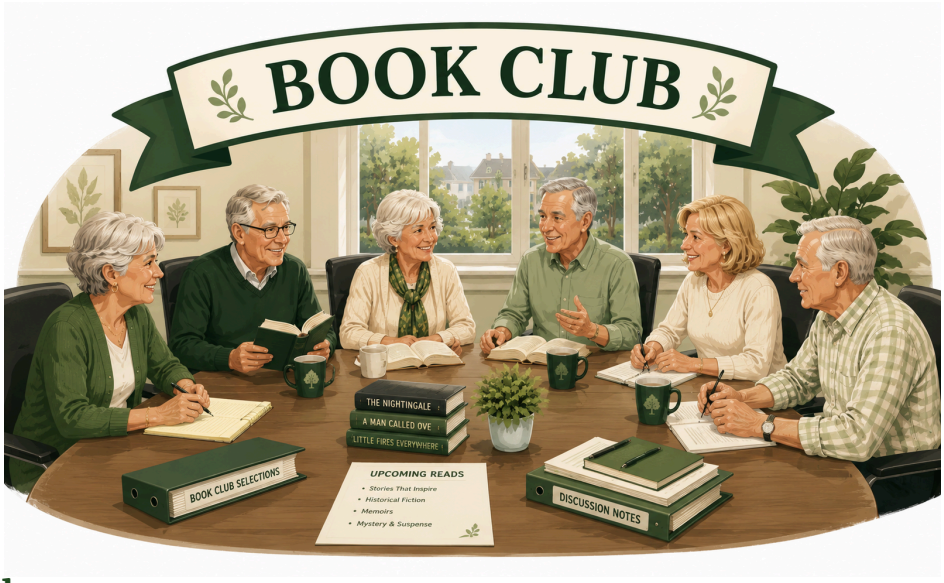

**Meet local farmers and producers.**
**Enjoy fresh, locally grown food through farm-direct sales.**

## Community Notices

### Cluster Mailboxes:




Please contact your district rep **directly via phone, email or in person about the cluster mailboxes.** Many district reps do not have Facebook and therefore will not see your comments or posts about this. We need to hear from you on this issue.




### Book Club

Several years ago, at the first GreenTrees' Book Club meeting, a decision was made to ask each member every month to read whatever book they were most interested in and then present that book to the entire membership for discussion at the next meeting. This plan has provided a great variety of books and authors for member consideration. No one has complained about having to read a boring book. We can all listen to our fellow club members presentations and if we chose, read a book for next month recommended by them.

If you are interested in books and reading, please join our GreenTrees Book Club the fourth Thursday of each month in the Clubhouse Conference Room at 2PM. Keep your mind sharp. Read a book. - Don McGehe

## What's Happening on our Board?

It has been a busy quarter for the 2026 Board of Directors. Our Board meetings have been well attended and we are receiving positive feedback from homeowners that our President is doing a good job of keeping the Board orderly. Having Will VonDauster serve as our Parliamentarian has been another plus in keeping our meetings orderly. We have implemented Board Workshops this year, hoping to get agenda items out to the homeowners early so they have a chance to come and listen to Board input and also give the Board your feedback on Agenda items. These workshops are held the Tuesday before the Board meeting at 1:00 in the Rec Hall. They are strictly an opportunity for the Board and homeowners to discuss agenda items - no votes take place at the workshops.

As you all know, we have lost our General Manager James Tennison. This is a big void for our community and the Board is working diligently for a solution that will best serve our community. The Board has divided in to two teams of 4. Team 1 is looking to outsource the HOA Management to a management company and Team 2 is researching the cost of hiring a new manager and providing benefits (medical/vacation/retirement plan) to our employees. In today's job market, employees need benefits and a living wage. Once each team has completed their research, they will bring their information to the homeowners and get your input on which way you feel is the best for Greentrees. We hope to have this information to you before the June Board meeting. We will keep you updated.

Lastly, we have received feedback that our Board minutes are not as detailed as they have been in the past. We have had our attorney review them and we have asked Will (our Parliamentarian) review them also and both say the minutes are written correctly. If you want more detail (discussions of Board members), you will need to attend Board meetings.

Please attend your District meetings - this is where you have a voice. As Board members, we want to hear from you - this is your community and your voice is important to us.

Leslie Shaw, District 3
Board Secretary



**New email accounts**

On the repeated recommendations of our attorney, the board approved establishing new email accounts for the office, committees and board members. This ensures that committee and board business will be kept separate from personal business. This will also ensure a smooth transition and continuity as board members and committee chairs change. Per our attorney, this also protects personal emails from being subject to discovery in the event of a lawsuit or other issues. The new email accounts also give us a more professional appearance.

We are in the midst of transitioning to use of the new email accounts. Because of some issues with Gmail accounts, we set up a new domain for the email accounts – gtvhoa.com

The following are the new email accounts. Please start using these for contact with the committees, office or board members.

| **Committees** | | **Board** | **Current Rep** |
|---|---|---|---|
| Architectural@gtv.hoa.com | | District1@gtvhoa.com | Fred Miller |
| Activities@gtvhoa.com | | District2@gtvhoa.com | Julie Brown |
| Finance@gtvhoa.com | | District3@gtvhoa.com | Leslie Shaw |
| Property@gtvhoa.com | | District4@gtvhoa.com | Laurie White |
| Communications@gtvhoa.com | | District5@gtvhoa.com | Elizabeth Lugg |
| Advertising@gtvhoa.com | | District6@gtvhoa.com | Diana Lindsley |
| Boardtraining@gtvhoa.com | | District7@gtvhoa.com | Jack Swanson |
| | | District8@gtvhoa.com | Carol Murphy |
| **Office** | | District9@gtvhoa.com | Jack Stephen |
| Office@gtvhoa.com | | | |
| Accounting@gtvhoa.com | | President@gtvhoa.com | Diana Lindsley |
| Manager@gtvhoa.com | | | |
| Maintenance@gtvhoa.com | | | |

## Pool Closure Reminder:

Our pool is closed all day on the 2nd Wednesday of each month for maintenance. We are told that the best practice is to watch for the Open/Closed flag. IF you see the OPEN flag is flying later in the day on the 2nd Wednesday, then feel free to enjoy the nice surprise of it opening earlier than expected. 😃

## Pool Hours:

Both pools are open! The pools, sauna and hot tub are open from 8 AM until 10 PM

**The 2026 Reserve Study is available online and can be viewed in the Owner's Area here.**

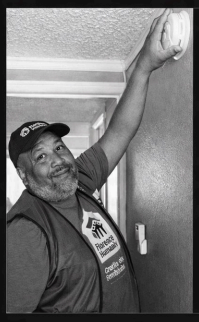
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**Phone: 541-590-3003**
**Website: www.greentreesvillage.com**
**Office Hours: Mon - Fri 9am-3pm**
**Closed Sat, Sun & holidays**

**Greentrees Village Inc., Maintenance**
**Phone: 541-997-1371**
**Weekends & Evenings:**
**cell: 541-999-6231**

## Greentrees
## Good Neighbor Assistance Fund

- Up to $1,000 toward an emergency building repair bill
- Up to $500 toward the repair of a washer or dryer (a washer and/or dryer replacement if the repair estimate exceeds 65% of the value of the current ones)
- Up to $500 once within a 12-month period toward a utility bill
- Up to $1,000 once within a 12-month period toward past due or delinquent property tax bill.

To apply, drop in at the Siuslaw Outreach Services main service center on 12th Street in Florence, Monday through Thursday between 10am and 3:30pm. Applicants may also make an appointment by calling 541-997-2816. Eligible applicants must have resided in Greentrees for past 6 months and be the homeowner. Applicants must provide documents of the estimates to resolve needed repairs.

SOS Siuslaw Outreach Services
"Celebrating 40 years of serving Western Lane County"

Siuslaw Area Resource Center
Building Community SOS Transforming Lives

**Village Voice**
**Submissions & Advertising**
**GTVwebmaster57@gmail.com**




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**Greentrees Village**
**Board of Directors Meeting Minutes –APPROVED**
**April 21, 2026**

The regular meeting of the Greentrees Village Board of Directors was called to order by President Diana Lindsley at 1:00 PM.

**Roll Call of Board of Directors:** Eight Board Members were present: Fred Miller, Leslie Shaw, Laurie White, Elizabeth Lugg, Diana Lindsley, Jack Swanson, Tracie Nash and Jack Stephen. All 8 Board members present.

**Approval of the Agenda:** Leslie Shaw motioned to add to New Business: 04-11-2026 Consider approval of Appointment of new Communication Committee Chairs; Diana Lindsley request to Add 04-26-03 Conference Call with Attorney to Executive Session to the agenda. Leslie Shaw moved; Jack Stephens 2nd Vote: Y-8, No – 0 Agenda approved.

**Approval of the Board Meeting Minutes of March 17, 2026:** Laurie White Moved, Fred Miller Second**.** Vote: Y-8, N-0 Minutes approved.

**Residents Forum:**
The following residents spoke: Rick Demings, Lot 529; Jeff Myers, Lot 72; Lanette Manzi, Lot 117; Patrice Reed, Lot 561 and Sue Bennett, Lot 595; Linda Smith, Lot 102.

**TREASURER'S REPORT:** Total Operating Funds: $818,855.09; Total Reserve Funds: $1,317,874.89; Monthly Income: $198,593; Monthly Expenses: $147,042; Monthly Contribution: $41,049. 2025 Audited Balance Sheet and Profit & Loss Statement is available to homeowners in the office.

**COMMITTEE REPORTS:**
See Attached

**UNFINISHED BUSINESS:**
None

**NEW BUSINESS:**
(04-01-2026) Accept Resignation of Lanette Manzi and seat Julie Brown as District 2 Representative – Diana Lindsley – No Vote

(04-02-2026) Consider Approval of Purchase of Business email account through Gmail for Board, Office and Committee Chairs at a cost of $133 per month or $1,596 per year. Leslie Shaw Moved, Laurie White Second. Roll Call Vote: Vote: Y-9, N-0. Motion Passed.

(04-03-2026) Consider approval of new stove and accessories for kitchen to not exceed $5,200. Jack Swanson Moved, Fred Miller Second. Roll Call Vote: Vote Y-9, N-0. Motion Passed.

(04-04-2026) Consider approval of Revised Employee Handbook. Laurie White Moved, Julie Brown Second. Vote Y-9, N-0. Motion Passed

(04-05-2026) Consider Approval of Carol Murphy as ACC Chair. Jack Stephens Moved, Leslie Shaw Second. Vote: Y9, N-0. Motion Passed

(04-06-2026) Consider Approval of Updated ACC Charter. Jack Stephens Moved, Jack Swanson Second. Vote Y-9, N-0. Motion Passed

(04-07-2026) Consider Approval and Implementation of New HOA packet fee. Jack Stephens Moved, Fred Miller Second. Vote Y-9, N-0. Motion Passed.

(04-08-2026) Consider Approval of a Community & Senior Resource Fair, Open to the Public. Tracie Nash Moved, Leslie Shaw Second; Fred Miller Moved to Table, Laurie White Second. Vote Y-5, N-4 (Leslie Shaw, Diana Lindsley, Tracie Nash, Jack Stephens). Motion to Table (04-08-2026) Passed.

(04-09-2026) Consider Approval of Board Training Session on May 5, 2026 at 1:00 PM. Fred Miller Moved, Jack Swanson Second. Vote Y-8, N-1 (Tracie Nash). Motion Passed.

(04-10-2026) Consider Approval of Amendment to Rule 28g. (see below) to add the following: We will allow use of the facilities to support events of non-partisan community interest.
Rule 28g: GTV does not support or endorse any religious or political organization and discourages the use of its facilities for such purposes. We will allow use of the facilities to support events of non-partisan community interest. Leslie Shaw Moved, Jack Swanson Second. Vote Y-6, N-3 (Fred Miller, Julie Brown, Laurie White). Motion Passed.

(04-11-2026) Consider Approval of New Communication Committee Chairs. Moved to appoint Carley Scibetta and Laurie White as Co-Chairs of the Communication Committee. Leslie Shaw Moved, Julie Brown Second. Vote Y-9, N-0.

**OTHER BUSINESS:** Jeff Myers asking for volunteers. Leslie Shaw thanking all Committee volunteers for all the hard work they do for GTV.

Adjourn to Executive Session: 02:29 p.m.

**EXECUTIVE SESSION:**
(04-26-01) Printer Contract
(04-26-02) Personnel Discussion
(04-26-03) Legal Matter

Reconvened Board Meeting at 4:01 pm

**MOTIONS:**

(04-26-01): Approve Printer Contract with National Business Solutions. Laurie White Moved, Fred Miller, Second. Roll Call Vote: Vote: 9-Y, 0-N. Motion Passed

(04-26-03): Approve to Move Forward with Lawyers Recommendations: Leslie Shaw Moved, Fred Miller, Second. Vote: Y-8, 1-N (Jack Swanson). Motion Passed

Meeting Adjourned: 4:03 pm

**COMMITTEE REPORTS – APRIL 21,2026 MINUTES:**

**ACC/Carol Murphy:**

- Completed New Charter
- Issued 3 Permits (1 on hold)
- ID tags issued to Committee Members
- All Committee members visit homes in pairs

**PROPERTY/Tom Shaw:**

- 2 Resignations (Nick Woodworth, Ron McCrary); New Committee Member: Richard Brown
- Sewer Scope/Repair: Interviewed 3 potential bidders (2 competitive). Additional Information is being sought and work on going
- Agreed to provide input to newly created GTV Owner's Maintenance/Warranty Operations Manuals. Manuals will include all materials, warranties, systems and/or equipment purchased and installed
- 2026 Reserve Study close to completion
- Current Reserve Study is to be included in BOD Agenda each month
- Status of Expanded 15 Year Reserve Plan on hold
- Propane heaters for Adult Pool have been purchased - $8,200 – and installed
- Water main leaks at front entrance have been repaired - $3,200
- Propane water heater replacement in dressing room showers has been completed
- Soil Erosion@ S. Siuslaw River Outlook is in discussion and being investigated. Working with environmental engineer
- Approved $5,200 for purchase of new Vulcan Industrial stove for GTV kitchen
- Homeowner brought up need for a pool lift for the Adult pool. This is not in current budget

**ACTIVITIES/Terry Lindsley:**

- 25 people attended last Saturday's Coffee Social
- Potluck Friday, April 24th hosted by Dean Johnson – band will present, starts at 4:30 pm
- New Vulcan stove for the kitchen – comes with warranty & delivery
- Mother's Day Luncheon, Sunday, May 10 – 1:00 pm. Menu: Ham, AuGratin potatoes, green beans – bring salads & desserts & deliveries will be made to homes that are unable to attend luncheon Kitchen has been cleaned, griddle is working
- Community Garage Sale – May 29 & 30 – Gates open to the public
- Flea Market – July (exact day later) – donations needed – Household goods, clean clothes and
- other items are welcome –NO large furniture please. Call Terry Lindsley for details

**COMMITTEE REPORTS – APRIL 21,2026 MINUTES (CONT):**

**GERT/Jeff Myers:**

- Tsunami Drill in March was a great learning experience for the team. It was a taste of what an actual disaster could be & SVFR/Ambulance, W. Lane County Radio, Coastal Coalition attended
- GERT is starting FEMA based Cert training (adjusted for GTV). This will focus more on structural damage and awareness, lasting for several months.
- GERT needs to update District lists for radio and SAR mobility issues, dialysis, and oxygen. This is necessary in helping you in the event of an emergency. Please contact your District Rep. if you have any of the above medical issues – we appreciate your working with us on this.

**COMMUNICATIONS/Carley Scibetta:**

- All members of the previous Committee resigned. A new Committee has now formed and we are moving forward with renewed focus and clear direction
- Our Goal: to follow the ethics of journalism by reporting on what is happening in our community – accurately, reliably and unbiased. We will provide clear and factual communication so residents can stay informed.
- Carley will serve as Co-Chair alongside Laurie White. Together we are focused on a smooth transition and most importantly, we want to reassure the Community that Communications is in good hands. The Village Voice and email blasts will continue without interruption.

**BOARD TRAINING/Fred Miller:**

- Follow up training for the Board is scheduled for May 5th at 1:00 pm in the Rec Hall.
- This will be a refresher on Roberts Rules of Order; How to submit a Motion and Confidentiality

**AD-HOC/Diana Lindsley:**

- We continue to work on the GTV Bylaws
- The CC&R draft has been sent to our attorney for review and updates
- We hope to have the completed and updated document to the Homeowners by our annual meeting in August

GreentreesVillage
Board of Directors MeetingMinutes –UNAPPROVED
May 19,2026

The regular meeting of the Greentrees Village BoardofDirectors was called to order by President Diana Lindsley at 1:00 PM.

Roll Call of Board of Directors: Eight Board Members were present: Fred Miller, Julie Brown, Leslie Shaw, Laurie White, Elizabeth Lugg, Diana Lindsley, Jack Swanson, and Jack Stephen. All 8 Board members present.

Approval of the Agenda: Laurie White moved; Fred Miller Second. Diana Lindsley made the following corrections to the agenda: Strike 05-03-2026 Presentation by Florence Postmaster regarding cluster mailboxes; Added 05-02-2026 Resignation of Fred Miller as Treasurer; Renumbered 05-02-2026 Election of New Officer to 05-03-2026 and amended to be Officers; Renumber duplicate 05-05-2026 to 05-06-2026 and renumber New Business items going forward ending in 05-11-2026. Laurie White moved to approve revised agenda, Fred Miller Second. Vote Y-8, N-0 Agenda Approved.

Approval of the Board Meeting Minutes of April 17, 2026 : Laurie White Moved, Fred Miller Second. Diana Lindsley stated Demings was spelled incorrectly in Residents Forum. Fred Miller Moved to approve revised April 17, 2026 Minutes, Laurie White Second. Vote: Y-8, N-0 Minutes approved.

Residents Forum:
The following residents spoke: Rick Demings, Lot 529; Jeff Myers, Lot 72

TREASURER'S REPORT: Total Operating Funds: $197,561; Monthly Expenses: $73,600; Total Reserve Funds: $152,635; Monthly Contribution: $37,390. Finance Committee will begin work on the 2027 budget in their June meeting.

COMMITTEE REPORTS:
See Attached

UNFINISHED BUSINESS:
None

NEW BUSINESS:
Rebecca Anderson, Postmaster of the Florence Post Office spoke to the homeowners about installing "cluster" mailboxes in Greentrees Village. The local post office received a grant that would allow the Post Office to install the mailboxes at no cost to the HOA (we would pay for the concrete slabs). Rebecca took questions from the audience. If we do not want to participate, our mail service remains the same.

(05-01-2026) Accept Resignation of Tracie Nash and seat Carol Murphy as District 8 Representative – Diana Lindsley – No Vote

(05-02-2026) Accept resignation of Fred Miller as Board Treasurer. Laurie White moved, Leslie Shaw Second – Vote Y-8, N-0, Carol Murphy Absent. Motion Passed.

(05-03-2026) Election of New Officers – Vice President and Treasurer. Leslie Shaw nominated to replace Tracie Nash as Vice President. Fred Miller Moved; Jack Swanson Second. Vote 8-Y, N-0, 1 Absent. Leslie Shaw will serve as Vice President.
Resignation of Leslie Shaw as Secretary.
Elizabeth Lugg nominated to replace Leslie Shaw as Secretary. Fred Miller Moved; Leslie Shaw Second. Vote 8-Y, 0-N, 1 Absent. Elizabeth Lugg will serve as Secretary.
Laurie White nominated to serve as Treasurer. Fred Miller Moved; Jack Swanson Second. Vote Y-8, N-0, 1 Absent. Laurie White will serve as Treasurer.

(05-04-2026) Building Survey Results: Diana Lindsley discussed the Building Survey – 38 Responses; 27 said No to extending building hours; 27 said No to supporting additional labor cost.

(05-05-2026) Consider Approval of an additional $7,000 from Reserve for the Sewer Lining Project contract. Fred Miller Moved, Laurie White Second. Roll Call Vote: Y-8, N-0, I Absent. Motion Passed

(05-06-2026) Consider Approval of Sewer Lining Project Contract. Jack Stephens Moved, Jack Swanson Second. Roll Call Vote Y-8, N-0, 1 Absent. Motion Passed

(05-07-2026) Consider Approval of Sewer Repair Cost Sharing- a 50/50 cost sharing agreement between the Association and the Homeowner for a necessary T connector repair. Leslie Shaw Moved, Fred Miller Second. Roll Call Vote Y-8, N-0, 1 Absent. Motion Passed.

(05-08-2026) Consider Approval of including Reserve Study Summary in HOA packet. Jack Stephens Moved, Jack Swanson Second; Vote Y-8, N-0, 1 Absent

(05-09-2026) Consider Approval of spending $890 for traffic paints, stencils, brushes, rollers, etc. to have volunteers paint “10 MPH” on east side roadways. Jack Stephens Moved, Jack Swanson Second. Roll Call Vote Y-7, N-1 (Julie Brown), 1 Absent. Motion Passed.

(05-10-2026) Consider repurposing funds from Reserve Spend stove allocation to pay for pool deck coating. Repurpose $2,227 of Reserve Spend allocated for the Kitchen stove to support the pool deck resurfacing. Fred Miller Moved, Leslie Shaw Second. Roll Call Vote Y-8, N-0, 1 Absent – Motion Passed

(05-11-2026) Consider to reinvest CD’s of $150,000 maturing in May 2026. Fred Miller Moved, Leslie Shaw Second. Roll Call Vote Y-8, N-0, 1 Absent - Motion Passed.

OTHER BUSINESS: None

Adjourn to Executive Session: 02:39 p.m.
EXECUTIVE SESSION:
(05-26-01) Personnel/Management Decision

Reconvened Board Meeting at 3:00 pm

Meeting Adjourned: 3:00 pm

COMMITTEE REPORTS – May 19, 2026 MINUTES:

ACC/Anderson Miller:

2 Permits Discussed
1 Permit Approved
2 Meeting Monthly Discussed

PROPERTY/Tom Shaw:

Sewer Scope/Repair Project moving forward
8-0 Vote of Property Committee members to fund Sewer Scope Contract of $93,830; sent to Finance Committee and they approved 6-0 to fund the Sewer Scope Contract
Aaron Tennison and Tom Shaw met with an electrician to review service gear in the Greentrees community – they are waiting for the electrician to provide the committee with their findings.

ACTIVITIES/Laura Swanson:

70 people attended the Mother's Day Brunch
May 29th & 30th – Yard Sale – Activities welcomes any items you don't sell at the Yard Sale (no furniture), they will sell the items at the Flea Market in July
Coming up: Father's Day (car show in the parking lot), grilled burgers will be served
Needed: Hosts for Potlucks and Coffee Socials

COMMUNICATIONS/Laurie White:

All members of the previous Committee resigned. A new Committee has now formed and we are moving forward with renewed focus and clear direction
All deadlines were met by the new committee and the May Village Voice was right on schedule
All previous advertisers have continued their advertising with us
The Committee is getting ready to publish the June Village Voice

BOARD TRAINING/Fred Miller:

Valuable and positive feedback for the May meeting
Would like additional members –if interested contact Pat Miller, Fred Miller for Will VonDauster

AD-HOC/Diana Lindsley:

Received market up draft from our Attorney and will discuss at May 20 meeting
After review by the Committee we schedule meeting with attorney with suggestions
Have been working on Bylaws, will pause to focus on CC&R revisions
Goal to have ready for Annual Meeting –possibly End of Year

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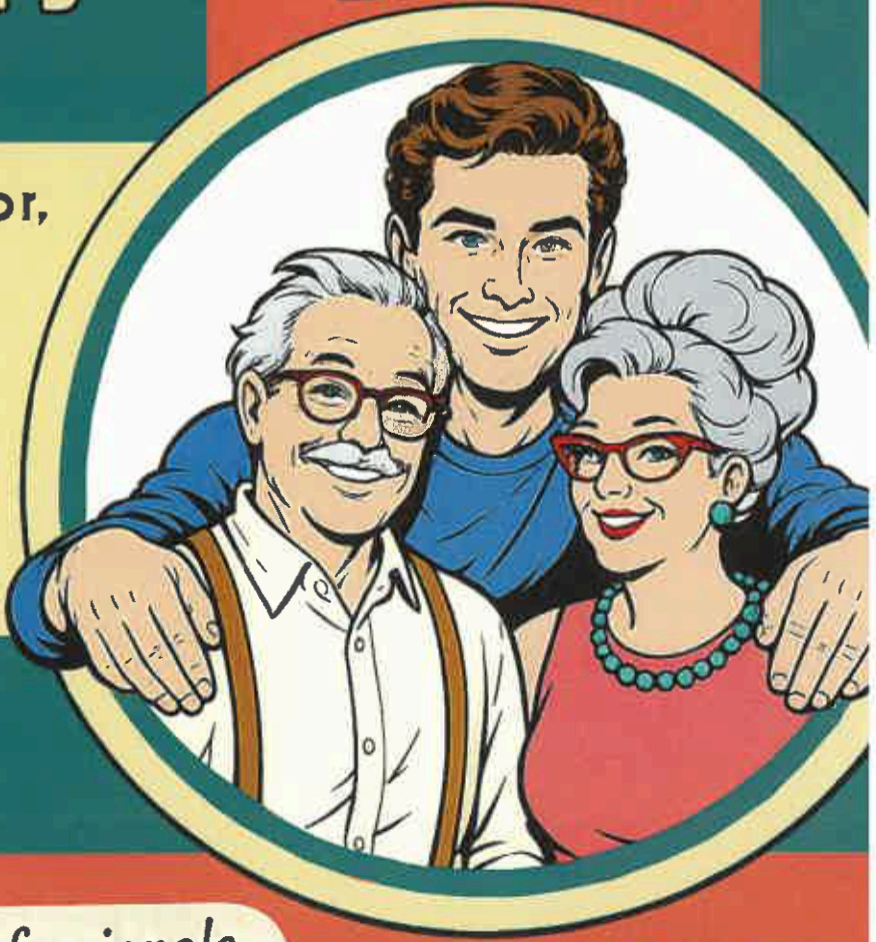
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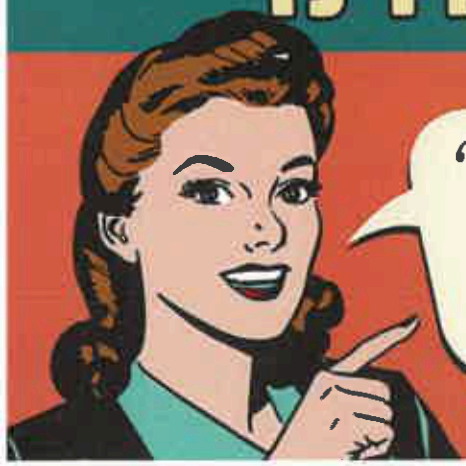
**JUNE 27**
**9 A.M – 2 P.M.**

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