

Greens Board

January 14, 2015

The meeting was called to order by Emil Zucher.

Board members present: Barbara Gadwood, John Enger and Joyce Adams

Homeowners present: Margaret Barbero, Helen Evers, Charlotte Childs, Mary Shackleton, Linda Kreis, Tom Kreis and Lynn Mills.

Wayne Glasnapp has volunteered to be the fifth member of our board.

The newly elected officers are:

President Wayne Glasnapp

Treasure Neil Morfitt

Secretary Joyce Adams

The minutes from the Annual Meeting were approved as submitted.

The Treasures report was approved. The expenses for the grounds were \$9,000.00 under budget for 2014. Taxes and professional services were \$6,300.00 under budget for 2014.

The Terrace House was \$3,100.00 over budget for 2014. Pool maintenance was considerably higher than anticipated. Our total liabilities and equity are \$433,100.00 and the Reserve is \$173,300.00 at the end of 2014.

Grounds committee: Tom Kreis

Pond washing has begun and when it completed additional rocks will be placed to cover liners. Work to divert excess water on Tee 2 to a nearby pond will be done. On Fall Creek water feature sprinkler heads will be converted and relocated to give better coverage and pressure.

The committee has decided to turn off water features 13,14,15 and the large one along Bethany for short time each fall. When the water is shut off will be determined by the leaf fall window as pumps are plugging due to the leaves.

House committee: Margaret Barbero

The Holiday party hosted sixty-five homeowners. We continue to have the problem of too little wine. Having some wine pourers may help.

The committee reviewed the Terrace House rental agreement and made some verbiage changes that they will present to the board for approval.

Liaison Reports:

Civic Social Meeting:

ARC Social Meeting:

Golf:

The committee is working to formulate ideas to increase revenue. One approach is to draw more tournaments. A person could be hired on a commission basis to do that. Involving the putting course in tournaments is a possibility. Serious consideration is being given to a significant increase in the charge for the yearly passes.

Old Business:

Lynn Mills has arranged with Rogue cleaning to do all the pool checks and deck cleaning for this summer. Rogue will also be doing all the periodic maintenance on the Terrace House (windows, gutters, power wash). To make it easier and safer for Rogue to care for the pool it may be time to fix the valves so they can be easily operated. He will confirm some bids.

New Business:

A transfer fee change was discussed among board and homeowners. It would mean a change in the by-laws and since entire board not there, no decision was made.

Linda Kreis has had one meeting regarding equalizing the two association processes.

Other homeowners had suggestions and the discussion was lively.

Talk about different experiences in renting the Terrace House showed that there is a lot of confusion on the charges. The board can work on more consistency and less confusion.

Meeting adjourned:

Joyce Adams