
**GREENTREE VILLAGE BOARD OF DIRECTORS REGULAR MEETING
MINUTES**

MEETING:

August 9, 2006
7:30PM
6615 Green Ash Court, Springfield, VA 22152

PRESENT:

Nonie Stager, President	Evan Reese, Vice President
Tammy Locher, Secretary	Jimmy Ortiz, Environmental
Tawn Gorbutt, Architectural	Samantha Wade, Bark Editor/Web Master
Mary Baker, Bookkeeper	Vacant, Treasurer

HOMEOWNERS:

Jackie Gorbutt

A. CALL TO ORDER

1. 7:50 p.m., President Ms. Stager called the meeting to order.

B. MINUTES

1. The minutes from the July 2006 Regular Meeting were read and accepted.

REPORTS

C. TREASURER'S REPORT – STAGER/BAKER

1. Mrs. Baker presented the current SRA and SRO Account Balances. Home owners have until September 30 to pay their homeowner assessment for completion of 3rd Quarter.

D. ENVIRONMENTAL – ORTIZ

1. Mr. Ortiz will distribute the License Agreements by September 1 to those home owners who are encroaching on common ground areas within the Community.
2. Richard's Tree Service wants \$1000 to remove a tree behind the row of town homes on Sweet Birch Ct. The total estimated bill he submitted for tree removal was \$4000. Mr. Ortiz will discuss with Valley Crest Landscaping for an estimate before any decisions will be made.

E. ARCHITECTURAL – GORBUTT

1. Mr. Gorbutt will be mailing out approximately 60 violation letters. In ten (10) days, a second notice will be sent to those homeowners who have not responded to the first letter. Mr. Gorbutt will then do a walk around to check on violations before a third notice is sent.

F. NEWSLETTER / WEB SITE – WADE

1. The Bark has been completed and Mrs. Wade will distribute within the next week.

G. NEIGHBORHOOD WATCH – BETTS

1. Mrs. Betts was not present.

H. NEW BUSINESS

1. The Board of Directors discussed changing the Warning Violation Notices from ten (10) days to thirty (30) days per assessment. A policy resolution will be composed and review by the attorneys and Board of Directors for acceptance and voted upon by the Members at the November 8 Regular Meeting.
2. The work order is still in place with VDOT for sidewalk repairs on Field Master Dr. in hopes that a sidewalk can be constructed between Silvervine Lane and Old Keene Mill Road.
3. Policy Resolution 02-01 to the Articles of Incorporation, Declaration of Covenants, Conditions and Restrictions and By-Laws state that: "a lien will be put on a property after assessments are 60 days past due." Due to the short turn around time for both the accountants and attorneys, the Board of Directors found it necessary to revise this policy. Policy Resolution 02-01-01 was therefore implemented and reviewed by both attorneys and the Board of Directors for approval by the Members. Policy Resolution 02-01-01 revises Policy Resolution 02-01 to change as follows: "a lien will be placed on a property after assessments are 90 days past due." Mrs. Locher motioned to accept Policy Resolution 02-01-01, Mr. Ortiz seconded and all presented agreed. Policy Resolution 02-01-01 was accepted and incorporated into Greentree Village Community Association's legal documents.

I. OLD BUSINESS

1. The Community Parking District petition has passed its requirements, along with Park Forest Association. A hearing date will be set and all residents will be notified via Bulletin Board and web site.
2. The shut off valves have been fixed and the fire hydrants repainted.

3. Ms. Stager talked to Mr. Reese about his position on the Board after the July meeting. Mr. Reese would like to continue serving on the Board and Ms. Stager presently agreed.
4. The Special Meeting will be held on September 16 at 9:00 a.m. regarding parking lot repaving, drainage and surveying. The 2006 Annual Meeting will follow at 10:15 a.m.
5. The 3rd Annual Community Picnic is also scheduled for September 16 at the basketball court starting around 1:00 p.m.

J. ADJOURNMENT

1. The meeting was adjourned at 9:00 p.m. The next scheduled Regular Meeting will be held October 11th. The Special and Annual Meetings will be held September 16, 2006 at 9:00 a.m. at the West Springfield Governmental Center on Rolling Road.

Board of Directors

Tammy Locher, Secretary

Logged GVCA, Minutes of Regular Meeting, August 9, 2006