



Greentree Village Board of Directors Regular Meeting Minutes

MEETING:

March 12, 2008
7:30PM
9011 Sweet Birch Ct., Springfield, VA 22152

PRESENT:

OFFICERS:

Nonie Stager, President
Evan Reese, Vice President

DIRECTORS:

Samantha Wade, Treasurer/Web Master
Tammy Locher, Secretary
Dawn Plaska, Neighborhood Watch Director

ABSENT:

Environmental Director – VACANT
Architectural Director - VACANT

HOMEOWNERS:

Mike Betts
Bob LaPergola

A. CALL TO ORDER

1. 7:43 p.m., President Ms. Stager called the March 12, 2008 meeting to order.

B. MINUTES

1. The minutes of the February 2008 Regular Meeting were read, motioned and accepted.

REPORTS

C. TREASURER'S REPORT – WADE

1. Mrs. Wade presented the current Reserve Fund balance of \$XXX and the Operating Account balance of \$XXX. A second Reserve Fund has been setup for the Engineering Study.

2. The income tax information has been delivered to Accounting Financial and all 1099s and 1096s were mailed.

3. There are three townhomes now in legal lien. They are 9122 Sweet Spice Court, 9036 Fox Grape Lane and 9019 Sweet Birch Court. Our attorneys are handling these matters.

D. ENVIRONMENTAL – STAGER (VACANT)

1. Pineridge Landscaping will begin trimming, replanting and laying new mulch in two weeks.

2. After months of calling, VDOT has agreed to repair the storm water drain and sidewalk on Silvervine Lane near Fox Grape and Sweet Birch Court. To be completed by June 2008.

E. ARCHITECTURAL – (VACANT)

1. Violation walk-arounds will be performed by Evan Reese and Bob LaPergola and are scheduled for June 2008.

F. NEIGHBORHOOD WATCH – PLASKA

1. Mrs. Plaska has rescheduled the next meeting to March 19, 2008 at 7:00PM at her house on Fox Grape Lane. The information will be posted on the Bulletin Board and Mrs. Plaska will distribute fliers to neighborhood.

2. Tot Lot B has become a hang-out for drinking and so forth from kids from other neighborhoods. The police are aware of this and will begin patrolling this area.

3. Two automobiles were towed from the neighborhood that either had dead license plates or no license plate.

4. Mrs. Plaska will try and recruit other members throughout the community to help with Neighborhood Watch.

G. WEBSITE – WADE

1. Ipower continually goes down every two months and we are continually having problems with our web site because of this. Mrs. Wade and the Board Members agreed we will be moving our web hosting to Go Daddy.

2. Only 39 homes responded to gutter cleaning with Maple Leaf. We need at least 50 homes to sign up. Mrs. Wade has extended the deadline with Maple Leaf. If no one else accepts this offer by April end, this offer will be null and void.

H. THE BARK - REESE

1. Mr. Reese will be responsible for The Bark Newsletter and has asked Board Members to supply him with information. Each Board Member will submit an article for insertion into the 2nd Quarter Bark. Ms. Bennett was not interested.

I. NEW BUSINESS

1. Mr. Reese motioned and Mrs. Locher seconded to accept Mr. Michael Betts as our new Architectural Director and Mr. Bob Lapergola as our new Environmental Director. All Directors motioned and accepted.

2. Ms. Stager has confirmed that some areas of the Reserve Study need to be corrected and rewritten. Upon finalization, the Reserve Study will be available to members around May/June for a small fee. GJB Engineering has agreed that the drainage problems will not have an effect on the parking lots and the parking lots will not take a priority over the drainage. With respect to the Reserve Study to date; this community will have to build a special reserve fund to approximately \$30,000-\$50,000 per year to contribute to the parking lot fund, which could be completed in 10 years depending on increase in costs. Our drainage will cost around \$30,000. The Board of Directors will schedule a meeting with GJB Engineering in June 2008, if feasible.

3. The final Architectural Guidelines includes new uniform codes by the State of Virginia and will be completed for distribution to homeowners during summer 2008.

4. The Board of Directors has agreed that two amendments will be issued for vote at the 2008 Annual Meeting including the Architectural Guidelines to reflect new information and eliminate the CPI index since it does not relate to actual contract costs. Sixty percent of homeowners need to approve these changes. If it is not approved, additional special assessments will go into effect.

5. Encroachments from three homes at Old Keene Mill Estates are still under investigation.

6. A special meeting will be held for the Engineering Study. Homeowners will be informed as to date and time upon the decision of GJB Engineering.

J. OLD BUSINESS

I. Not Applicable.

K. ADJOURNMENT

I. The meeting was adjourned at 9:15 p.m. The next Regular Meeting will be held on April 9, 2008 at 7:30 p.m. at 9011 Sweet Birch Ct.

Board of Directors

Tammy Locher, Secretary

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