

**Greenway Park Board of Directors Meeting Minutes of  
January 15, 2007**

The meeting was called to order at 6:15 by president Eric Wingate.

All directors were present.

The President reported to those in attendance that any homeowner interested in running for the board of directors must have their "Intent to Run Form" completed and turned in to the office by January 19, 2007.

**1. Homeowner Comments**

- 1) Suzaine Warren—Stated that renters cannot use the facilities of GWP unless specifically given that ok by the owner of the property. There was agreement on the statement, and Jan Nathlich will prepare a letter to be included in the newsletter.
- 2) Jean Garrity---Reported the sewer line on townhouse #34 is plugged up. Roto-Rooter wouldn't clean it out. The present pipe was installed by Roto-Rooter about two years ago. Frank Dalton pointed out that the city has assumed responsibility for cleaning out drains in certain cases where a private line is hooked into the city main line, and the blockage occurs at the joint. Frank Dalton and Jim Eddins will meet with city officials to explain the problem to them, that the tap is broken, and the city should repair it. If the city refuses to repair the sewer connection, then GWP will discuss with homeowner to repair, and negotiate with Roto-Rooter to repair the sewer line.
- 3) Joyce Townsend---Asked what the problem is about snow removal as she didn't think GWP responded very well after the big storm. The president explained that no one was prepared for the amount of snow we received. He explained that homeowners are responsible to shovel their driveways out to the street.

The board took a 10 minute intermission at 7:20 PM.

**2. Approval of Minutes**

Next order of business was approval of the minutes of the last executive meeting, and last board meeting which had been passed out to the board. Motion was made by Dick Croell to approve the minutes. Frank Dalton seconded the motion. After voting, motion passed and minutes were approved.

**3. Treasurer's Report**

Jan Nathlich passed out the treasurer's report dated 12/31/2006 and reviewed highlights of the report. (copy attached) Motion was made by Dick Croell to accept

the report, and seconded by Jim Eddins. After discussion, and voting, report was approved.

**4. Townhome Report—No report**

**5. Staff Reports**

**Office**—Jan Nathlich reported that the new computer system is up and running and works very well. The office was able to close the books on 2006 in a much shorter time than in past years by using the new program.

**Proshop**---No report

**Grounds**---A new plan has been put into place to do a better job of handling snow when big storms hit. A new snow blower has been purchased for \$1000.00 that gives us more capability, and another used snow blower has been purchased for \$700.00 if needed. If we have another heavy snowstorm, operators will stay overnite in the clubhouse and continue to work through the night to keep sidewalks and parking lots cleared so snow doesn't build up as it did in the last storm. We will pay overtime, and pay for food as necessary for this change. In addition, tomorrow we will rent a bobcat to try to remove snow from corners of sidewalks, but it is doubtful we will be able to plow the snow from sidewalks because of ice under the snow. A priority plan is being put into place as to which sidewalks will be plowed first, such as those around mailboxes.

Three bids have been received from outside contractors to do greenbelt care and maintenance during 2007. We will be evaluating the bids to determine if this would be economically advantageous to GWP to use this approach.

**6. Committee Reports**

**Architectural Committee**---President Eric gave report that we have 32 pending violations to by-laws unresolved and 20 first violations. (See attached report)

**Clubhouse Committee**

No report

**Newsletter Committee**

No report

**Golf Committee**

No report

**Social Committee**

Jan Nathlich reported that in a survey taken sometime ago, the social activities are of the lowest importance to homeowners. For that reason, we may only have a Christmas Party, and Summer Picnic in the future.

### 7. Unfinished Business

Jim Eddins requested board members to look over the proposed budget he developed before the next meeting, and bring comments to next meeting.

He also requested that board members look over the three proposals from landscape companies for care of greenbelts so we can discuss at the next meeting.

### 8. New Business

Jan Nathlich mentioned that someone had suggested to her that on major expenditures, possibly over a certain amount, the board should get homeowners approval before proceeding with the project. An example of this might be the major expense we will have to repair the swimming pool which will exceed \$20,000.00. After some discussion, it was decided that Jan should put a notice in the newsletter asking for feedback from homeowners on this subject.

There being no more business to come before the board, Dick Croell made a motion to adjourn the meeting. Jan Nathlich seconded the motion, and after voting, the meeting was adjourned at 9:00PM.

Respectfully Submitted:

Dick Croell, Secretary



Approved: \_\_\_\_\_



\_\_\_\_\_, President