

**MINUTES OF THE BOARD OF DIRECTORS MEETING OF GREENWAY
PARK ON JUNE 19, 2006**

The meeting was called to order at 6:10 PM by president.

First order of business was taking of role. All Board Members were present.

Next order of business was comments from homeowners. Summaries are outlined below:

- a) Townhome greenbelts in one area are watered three times per day. At noon, 4:00 PM, and Midnight. This seems too much.
- b) Broken sprinklers behind 107 Pinon street have been broken for a couple of years, and never get fixed in spite of calling the office.
- c) Susan McCabe---There's a dead tree behind 1 Pinon Place and a work order was made out two months ago to remove it. It still hasn't been done. Another work order was made this month. Per George, "We will get to it when we can". Why don't we look at sprinkler system as a whole, and try to replace sections of it when it's needed. Grass behind house is always brown, and not being watered.
- d) Suzaine Warren---ADM is not picking up grass after they cut it around townhouses. (No. 43) Townhouse no 34 lets dogs out pretty consistently and ties them to a tree. Grass has died and been replaced in past, but because of dog, and lack of water it always dies. It has been re-sodded in the past, but always dies.
- e) Diane Sawyer---Entire park is losing appeal. We must do a better job of maintaining the grounds common areas, and removing trash. There seems to be a lack of maintenance in area.
- f) Jo Tobiasen (109)---General area has gone downhill. Cypress area is worst in the park. Owners just don't water, or kill weeds. Behind #230, there are 3 dead trees that have been there for two years. Rental properties especially are not being maintained. We must make sure that fines are being paid. About 20% of properties in GWP are rentals and some are not being maintained properly. (115 Pinon needs attention)
- g) Tom Lightner---Possibly a 3d party should be used to address problems on properties that aren't being maintained. Should we hire someone? In past certain procedures were changed that he was not aware of.
- h) Justine Carr (#163)---382 Cypress has back yard dug up and there is no grass. Front yard has no grass. Back fence is too high. Yard has been under construction for several years. Board will take action to get something done on this.

- I) Henry Sorge (111)---Fines being levied by board are not high enough. A \$100.00 fine is not enough to get anyone's attention.
- J) Aloysia Mayerl Lot 154---Two homes in area on Cypress need attention. Entrances into GWP need to be improved. We must not allow neighborhood to become a ghetto.

Balance of Board Meeting called to order at 7:45, after a break.

First order of business was on minutes of last meeting which had been passed out earlier. After motion by Dick Croell to approve the minutes, and second by Jan Nathlich and voting, minutes were approved.

Swimming Pool Report

Given by pool manager, Kaitlin Moroze, who was introduced at the meeting by Betty Dalton. Pool has been going well, and she reported that lessons will be given in the AM at 10:00 to 10:45 on Monday, Wednesday, and Friday. Betty Dalton reported that the pool opened on May 27 and is open from 10:00AM until 7:45 PM. Attendance has been good. Adult swim is each Wednesday from 6:00 to 8:45 PM. Jim Eddins commented that the waiver system for pool use has been dropped because of the possibility of injury and liability for GWP. Jim made a motion that the change, which had already been made, be approved formally by the board. It was seconded by Jan Nathlich, voted upon, and approved.

Treasurer's Report

Report was given by Jan Nathlich. There was a motion by Dick Croell to accept the report. Motion was seconded by Frank Dalton. After discussion, and voting, report was approved. (Copy Attached)

Town home Report

Report given by Suzaine Warren. Concrete work and piers have been completed at townhomes. Suzaine recommended that the bill be paid.

Townhome Fences need to be powerwashed inside and out. There are 4500 lineal feet. A bid has been received to do it, and also re-stain them for \$9000.00. In addition, a bid has been received to sand, seal, and restain the benches for \$500.00. Motion was made by Jan Nathlich to approve the \$500.00 expenditure, and seconded by Frank Dalton. Motion carried and work is authorized. No action was taken on the fences.

Office Report

Report was given by Jan Nathlich. Employee Handbook has been prepared, and a meeting will be held with employees to explain policies. New computers are mostly installed, and will be complete by July 1. Copier in office is being leased, and needs to be updated. A proposal has been received to lease a new model for about \$175.00 per month, which is the same price we currently pay. Motion was made by Dick Croell to proceed, and seconded by Frank Dalton. Motion carried, and new copier will be ordered.

Pro-Shop No Report

Grounds

Report given by Jim Eddins. (See Attached report)

COMMITTEE REPORTS

Architectural Control

No report

Clubhouse Committee

Report given by Carol Croell. (See attached Copy)

Newsletter Committee

Anna Tucker gave report and said she needs input for the July Newsletter.

Website Committee

Eric Wingate gave report and said he needs to have a PDF Converter so he can put more information on the newsletter, such as meeting minutes. Motion was made by Jan Nathlich and seconded by Jim Eddins that we increase the budget for the website from \$300.00 to \$1000.00. Motion was voted upon, and approved. Eric will proceed with the purchase of the converter.

Golf Committee

Frank Dalton reported that Elijah Moreno has been promoted to Pro-Shop Manager, and Jeannie Staker to Assistant Manager. He also reported that the dead tree in the lake will be removed.


Social Committee

Jan Nathlich reported that the GWP Picnic will be July 30, and that we need volunteers to help organize it.

Unfinished Business

A motion was made by Jan Nathlich to accept the new rental contract revision proposed by the clubhouse committee. Seconded by Frank Dalton. After discussion and voting, motion was approved. Office personnel will be given copy to pass along to Susan McCabe for her use in renting clubhouse. (Copy attached)

There being no more business to come before the board, motion was made by Frank Dalton, and seconded by Dick Croell to adjourn. Motion was approved. Meeting adjourned at 9:30 PM.

Richard Croell, Secretary


Approved: _____