

Greenway Park Homeowners Association
Board of Directors Meeting of October 16, 2006

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

All members of the board were present.

First order of business was home owner comments. There were none.

Next order of business was approval of minutes of previous meetings. The following minutes were approved:

Board Meeting of 9/18/06
Executive meeting of 9/18/06
Executive meeting of 10/2/06
Executive meeting of 10/6/06

For each meeting, Jim Eddins made a motion to approve the minutes, and Jan Nathlich seconded the motion. After voting by the board for each meeting, all minutes were approved.

Treasurer's report for the month of September.

Jan Nathlich reported as shown on attached report.

Motion made by Jim Eddins, and seconded by Dick Croeli. After discussion, and voting, report was approved.

Town Home report

Suzaine Warren gave report as follows.

The french drains at 19 Evergreen and 35 Evergreen have been a problem for years. These need to be repaired, and it was suggested to the owner (Renee Staff) that she get a quote from one (or more) contractors to see what the cost would be to repair and bring it to the next meeting. From the way she described the problem, water accumulates on her patio and won't run off. The drains were originally installed by ADM a few years ago and never worked properly. Jim Eddins will contact them to discuss re-doing the drains at their expense.

Go Back to Homeowner Comments

Pat Chomyn asked how we go about selecting suppliers on contract work, and outside purchases. It was mentioned that generally we get competitive bids, but in the case of the computers didn't, because we had an established relationship with Dell and needed to continue with them because of that past relationship. We made a commitment to

members that we will develop a policy covering selection of vendors which will include bidding procedures.

Tom Bateman, the owner of townhouse no. 18 at the time it was raided by the police because of suspicion of Meth discussed his predicament with the board. He is in arrears on his dues, but says he no longer owns the townhouse. It was a rental for him and because of the lockup of the unit by the police, stopped making payments to the bank, and it was repossessed. Generally, the board was not able to provide any assistance, or guidance to him other than to express our sadness to him because of the serious problem it has caused him. We had been told by our attorney that Wells Fargo reversed their decision to repossess the property, and it appears that it is still in Tom Bateman's name. Tom said he won't pay dues or fines.

Continuation of Townhome Report

Suzaine reported that the townhomes need to spend about \$32,000 on repairs as shown on attached report. She asked if the board would approve a loan from capital reserve fund to assist in paying for repairs. After discussion, Jim Eddins made motion that we would loan \$15,000 to town homes, to be paid back over a 15 month period of time at \$1000.00 per month, plus interest. Interest rate will be the same as we receive from bank for our savings account of the capital reserve fund. Seconded by Jan Nathlich, voted upon and approved.

Office Report

Jan Nathlich reported that the office is running quite smoothly with staff working out well. Coupon books will be prepared and sent to homeowners about mid-December.

Pro-Shop

Work schedules have been corrected, and our past problems have been corrected. Revenues for the golf course are down, and Frank Dalton will do some research on how we can advertise the course to increase revenues. Possibly he will also take a look at our fees to see if we are competitive with other courses in the area.

Grounds Department

Jim Eddins reported that new shop has been completed and maintenance on equipment has been going well. Work orders are up to date, and mowing on common areas is almost finished. (See written report)

Architectural Control Committee

Jan Nathlich reported that most report are processed. 126 were filed, 90 finished, and 35 still outstanding.

Clubhouse committee report

Carol Croell reported the committee is getting quotes on new window coverings (see attached report) In addition she requested that a notice be put in the November newsletter for new members on the committee.

Golf Course Committee

Frank Dalton reported more effort should be put into golf course repair, especially on a few of the greens.

Social Committee


Jan Nathlich reported that the Christmas Party is tentatively set for Dec 9, Saturday 2-5. Clubhouse Christmas decorations should be up by then.

New Business

Dues for 2007 should not have to be raised for 2007, as our financial condition is in good shape. No changes are anticipated that would change this situation. Jim Eddins made a motion to leave the dues for 2007 the same as they are in 2006. Motion was seconded by Jan. After voting, motion passed.

There being no more business to come before the board, Frank Dalton made a motion to adjourn, and Jan Nathlich seconded the motion. After voting, motion was approved. Meeting was adjourned at 9:30 PM.

Respectfully submitted:


Richard Croell
Secretary

