

**Woodmont Country Club
December 3, 2008
Minutes of Board Meeting**

Dascenzo Property Encroachment Issue: Board members Michael Fuller, Kelli Devitte, Steve Swank, Carlotta Smith, Nancy Kennedy, Brian Jacobson, and Evelyn Meyers met briefly to discuss the Dascenzo property encroachment issue. The Dascenzo's responded to the Board's letter sent on September 20, 2008, via an e-mail message dated Nov. 5, 2008. This message states:

"I met with the City of Des Moines as we discussed and the meeting did not produce anything new. 'This is an issue between two private parties and the City is not involved.' They reiterated that if we pulled the steps in, the 3' setback for fire safety would not be waived which would eliminate entrance to our house from the south side.

We would appreciate meeting with the Board and I would like to bring our attorney, Brian Snure, to discuss and represent our options. We will need permission from your attorney for Brian to meet with you without your attorney's presence, or he/she can attend as well. One reason for Brian to attend is to explain and elaborate on the win-win solution as outlined in his May 27, 2008 e-mail to Sue Sampson which is attached. Please check with your attorney and let us know."

Sincerely,

Donna Dascenzo

President's Comment:

For clarification purposes, it is important to note that the May 27 letter essentially proposes the granting by WCC of a "quiet title." The Board has explained to the Dascenzo family that such a proposal is not within the authority of the Board as given by the membership at its May 28, 2008, meeting when it passed the following motion: "To instruct the Board to notify the Dascenzo family to remove structures that are on Woodmont property within a specified time limit and further move that the Board will consider entering into a license for the property with a specified time limit."

The board discussed the club's mandate to consider offering a license to the Dascenzo's to use the portion of club property upon which they have constructed a deck. Steve proposed that we send a license agreement to the Dascenzo's. Michael suggested sending an email to the Dascenzo's advising of the Board's agreement to license the use of club property. Upon further discussion, the board determined it would be best to send a letter to the Dascenzo's providing the details of the license. Before sending the letter, Carlotta suggested that we define the terms of the license. Brian stated he is open to the license. His recommendation was that we offer to license while the Dascenzo's are in the residence, and that the Dascenzo's pay all expenses incurred with the property issue.

Michael queried the Board members to see if we all agreed with the concept of offering a license. All members were in favor. Michael will draft a letter to the Dascenzo's for our review.

Tree Committee: Brian reported that the Tree Committee met. Members are Lisa Steele, Kim McCall, Matt Small, and Harry Roth. They will contact an arborist to check the trees on the bank. They will decline the Patterson's request for cutting for now. They would like to amend the bank and get recommendations for a long-term plan. Brian will email the Patterson's of our decision.

Meeting adjourned.

Respectfully submitted,

Evelyn Meyers
Secretary